

# \$1,390,000 - 132 150 Chippewa Road, Sherwood Park

MLS® #E4455450

**\$1,390,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Broadmoor Centre, Sherwood Park, AB

An exceptional opportunity to purchase a good quality, fully built out office space in the heart of Sherwood Park. This commercial condominium offers a prime location with C5 zoning and effortless access to both Baseline Road and Anthony Henday Drive. Spanning over 3500 sq. ft. across two levels, the property includes 8 generous offices, two boardrooms, reception area, three washrooms, kitchen, file room and storage. An additional 1400 sq. ft. is currently leased, providing income for the new owner. With twelve dedicated parking stalls conveniently located at the front entrance, accessibility is seamless for both staff and clients. Rarely does a property combine location, versatility, and investment appeal so completely. Whether for your own business or as part of a growing portfolio, this opportunity offers the best of both ownership and value.

Built in 1999

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4455450    |
| Price      | \$1,390,000 |
| Lease Rate | \$20        |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1999        |



|        |        |
|--------|--------|
| Type   | Office |
| Status | Active |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 132 150 Chippewa Road |
| Area        | Sherwood Park         |
| Subdivision | Broadmoor Centre      |
| City        | Sherwood Park         |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8A 6A2               |

### Exterior

|              |                        |
|--------------|------------------------|
| Exterior     | Brick, Concrete, Metal |
| Construction | Brick, Concrete, Metal |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 51                |
| Zoning         | Zone 25           |

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Listing information last updated on October 20th, 2025 at 7:32pm MDT