

 **JLL** SEE A BRIGHTER WAY

For Sale

#217 - 65 Chippewa Road
Sherwood Park, AB

Hillary Williams

Associate Vice President

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#217, 65 Chippewa Road / Sherwood Park, AB

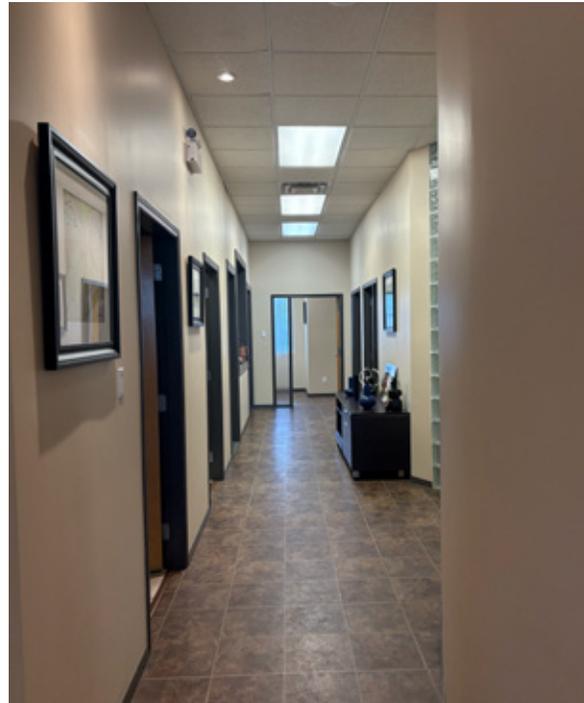
Owner/User Office Opportunity

Location highlights

- Easy access to Baseline Road, Anthony Henday, and Sherwood Park Freeway
- Prime Sherwood Park business location
- Quick connectivity to Edmonton
- Established commercial area

Property highlights

- Great owner/user opportunity
- Well built out second floor office space
- Private West facing patio
- Mix of offices, meeting space, kitchenette, and bathroom
- 1,500 SF of functional space
- 3.1 parking stalls per 1,000 SF
- Move-in ready condition

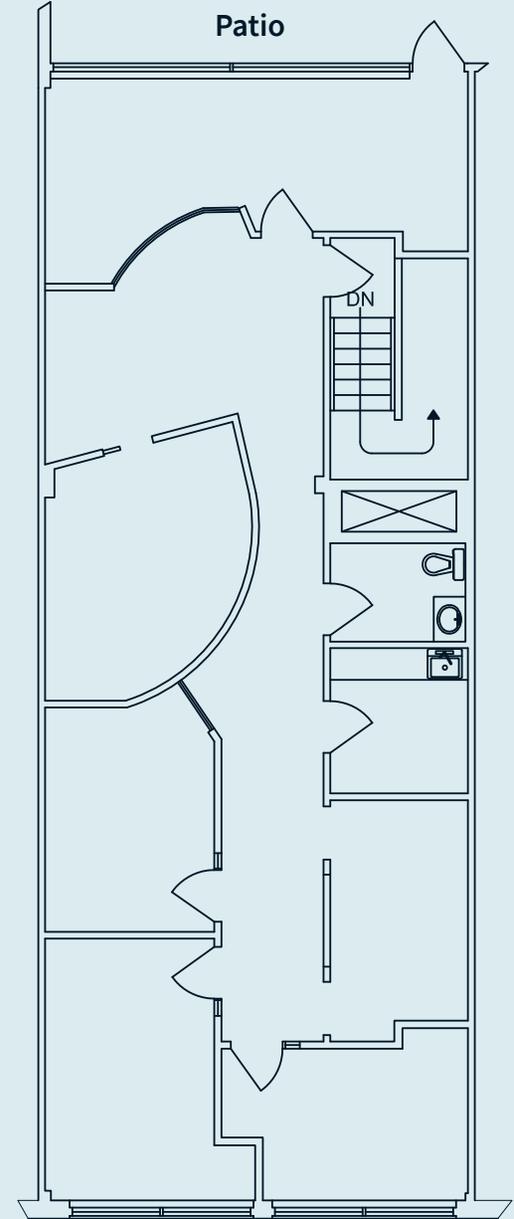
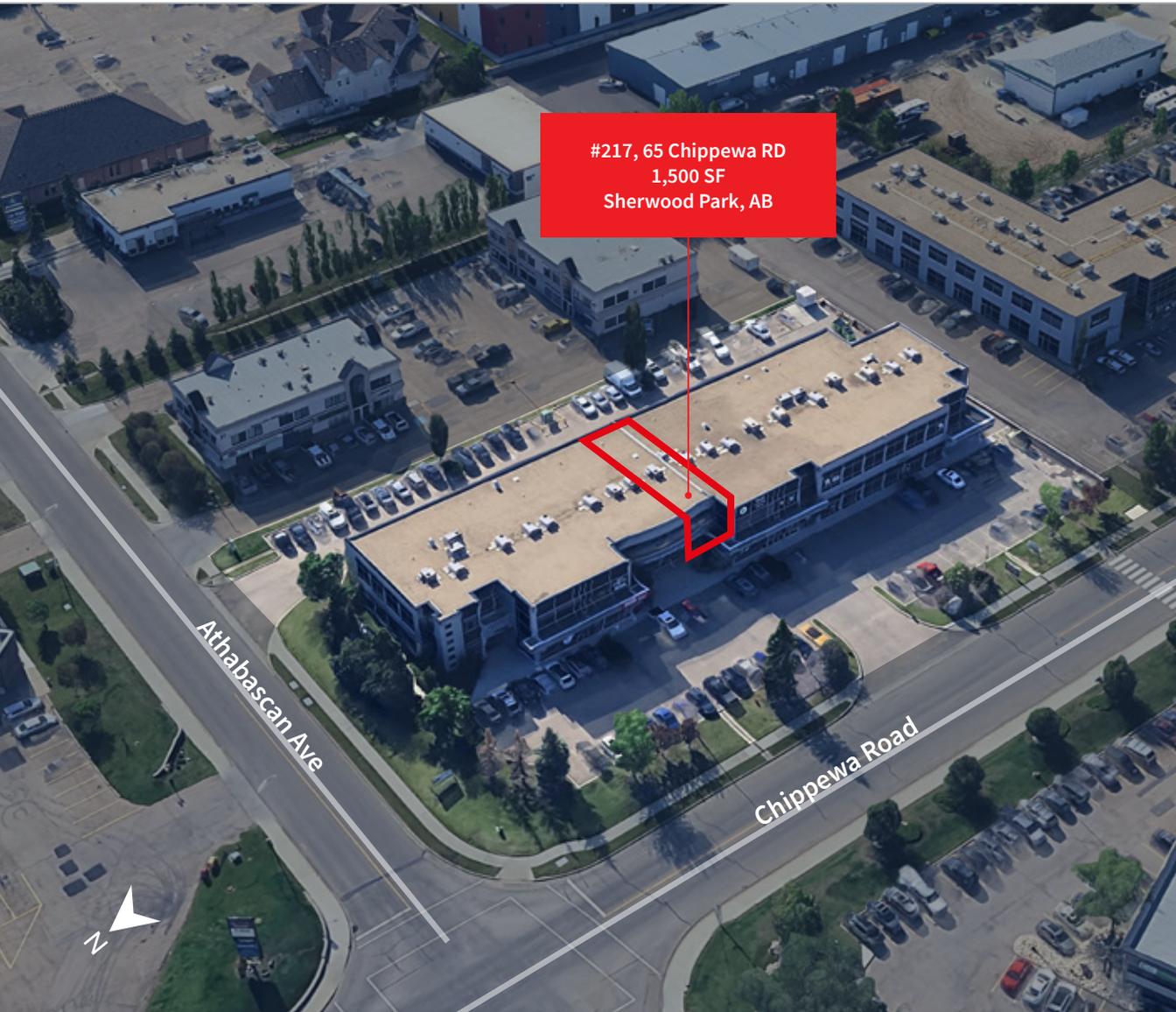


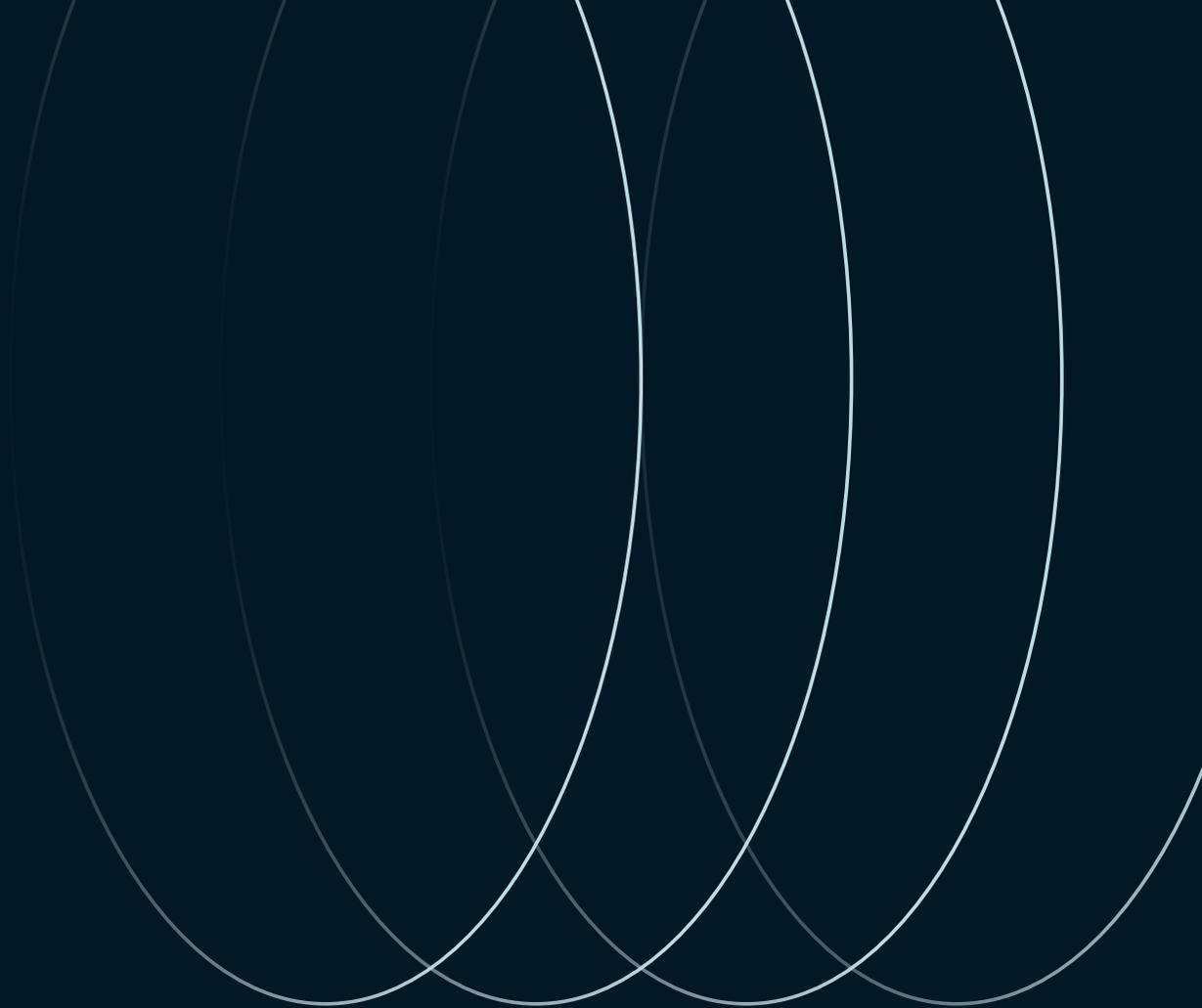
Size	1,500 SF
Price	\$450,000.00
Condo Fees	\$450.26 per month (2026)
Property Taxes	\$5,965.35 per year (2025)
Parking	3.1 stalls per 1,000 sf
Available	April 1, 2026



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Site plan



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JLL Edmonton**National Bank Centre**

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