

For Lease/ Sale

#217 - 65 Chippewa Road
Sherwood Park, AB

Hillary Williams

Associate Vice President

hillary.williams@jll.com

+1 780 993 3125



#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

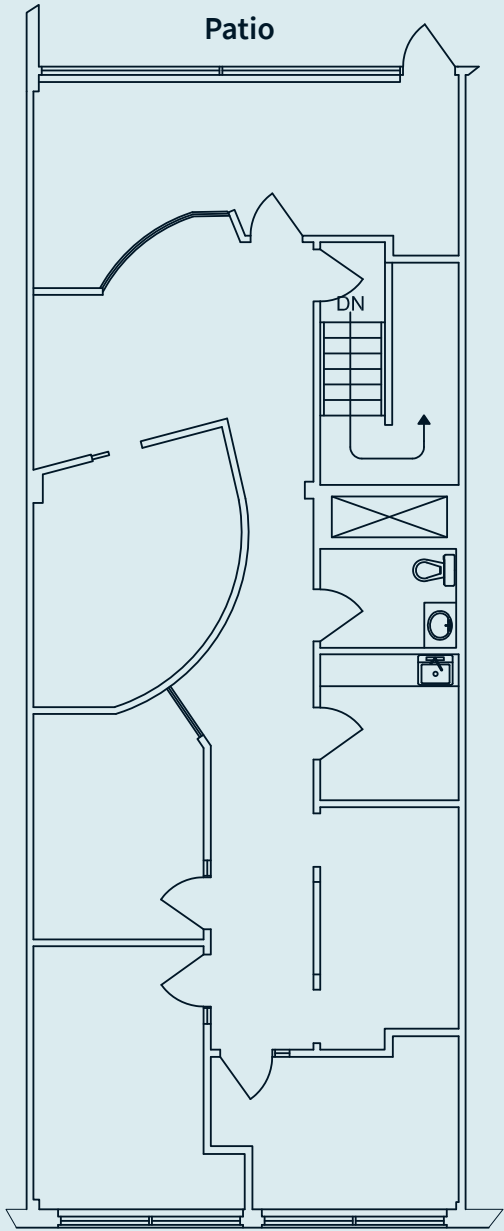
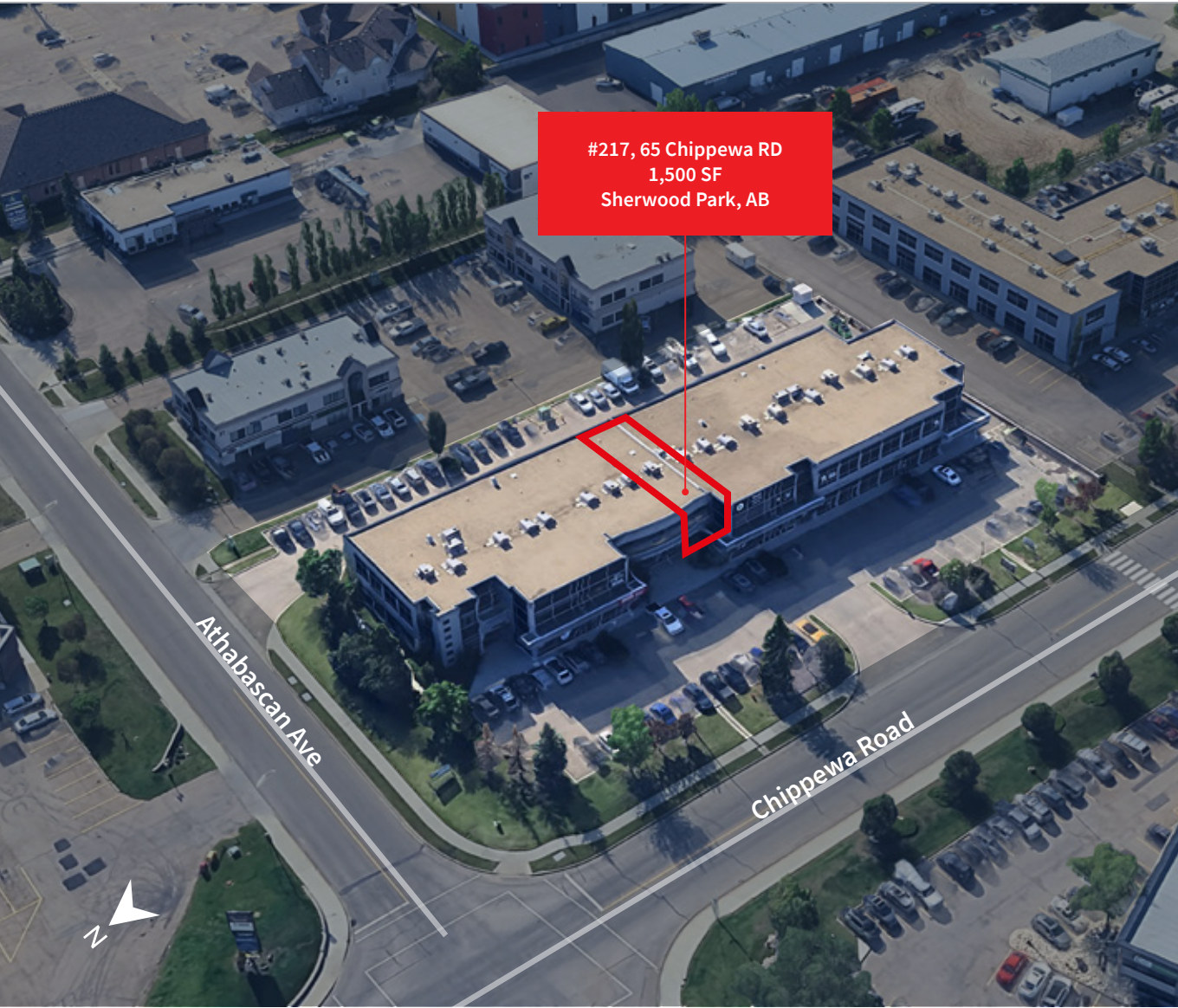


Size	1,500 SF
Price	\$430,000.00
Condo Fees	\$450.26 per month (2026)
Property Taxes	\$6,369.26 per year (2026)
Basic Rent	Starting at \$14.00 PSF
Add'l Rent	\$7.85 PSF (+ utilities)
Parking	3.1 stalls per 1,000 SF
Available	April 1, 2026



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Site plan



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JLL Edmonton

National Bank Centre

10180 101 Street, Suite 3560

Edmonton, AB T5J 3S4