



Unit 90 - 130 Broadway Blvd

130 Broadway Blvd, Sherwood Park, AB T8H

Culfidant Zhang
Flying Stone Canada Ltd

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Unit 90 - 130 Broadway Blvd

\$470,000

130 Broadway Blvd, known as FSC Office Center, offers an inviting and professional environment for businesses seeking modern, private workspaces in Sherwood Park, Alberta. The property consists of lockable executive office suites within a well-maintained and recently renovated office setting designed specifically for business use. Tenants enjoy access to shared boardroom space, a kitchen, and washrooms, creating a convenient and collaborative setting for daily operations....

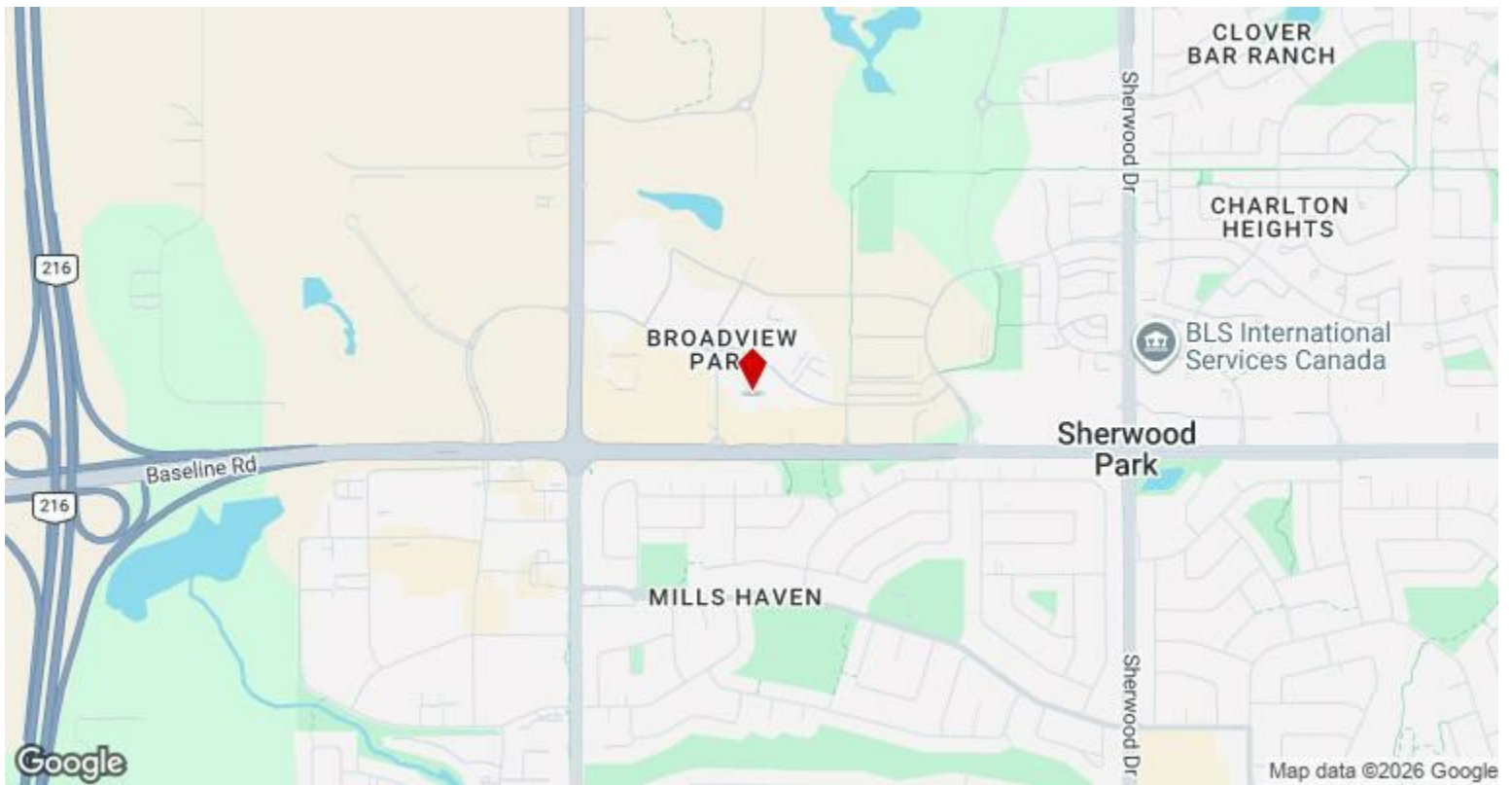
- Private, fully lockable executive suites within a professional, secure office facility.
- Included high-speed Wi-Fi and comprehensive security for seamless operations.
- Convenient access to major routes across Sherwood Park and the Edmonton metro region.
- Surrounded by local amenities and services supporting business functionality and employee convenience.



Price:	\$470,000
Unit Size:	1,600 SF
No. Units:	1
Total Building Size:	11,439 SF
Property Type:	Office
Sale Type:	Owner User
Building Class:	B
Floors:	1
Typical Floor Size:	11,439 SF
Year Built:	1990
Lot Size:	12999.00 AC
Parking Ratio:	1.75/1,000 SF
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	80 (Very friendly)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Crescendo Music Studios Ltd.	-	
Hutchison Law	-	
Origin Road	-	
Realty Executives Focus	-	



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Property Photos



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Building Photo



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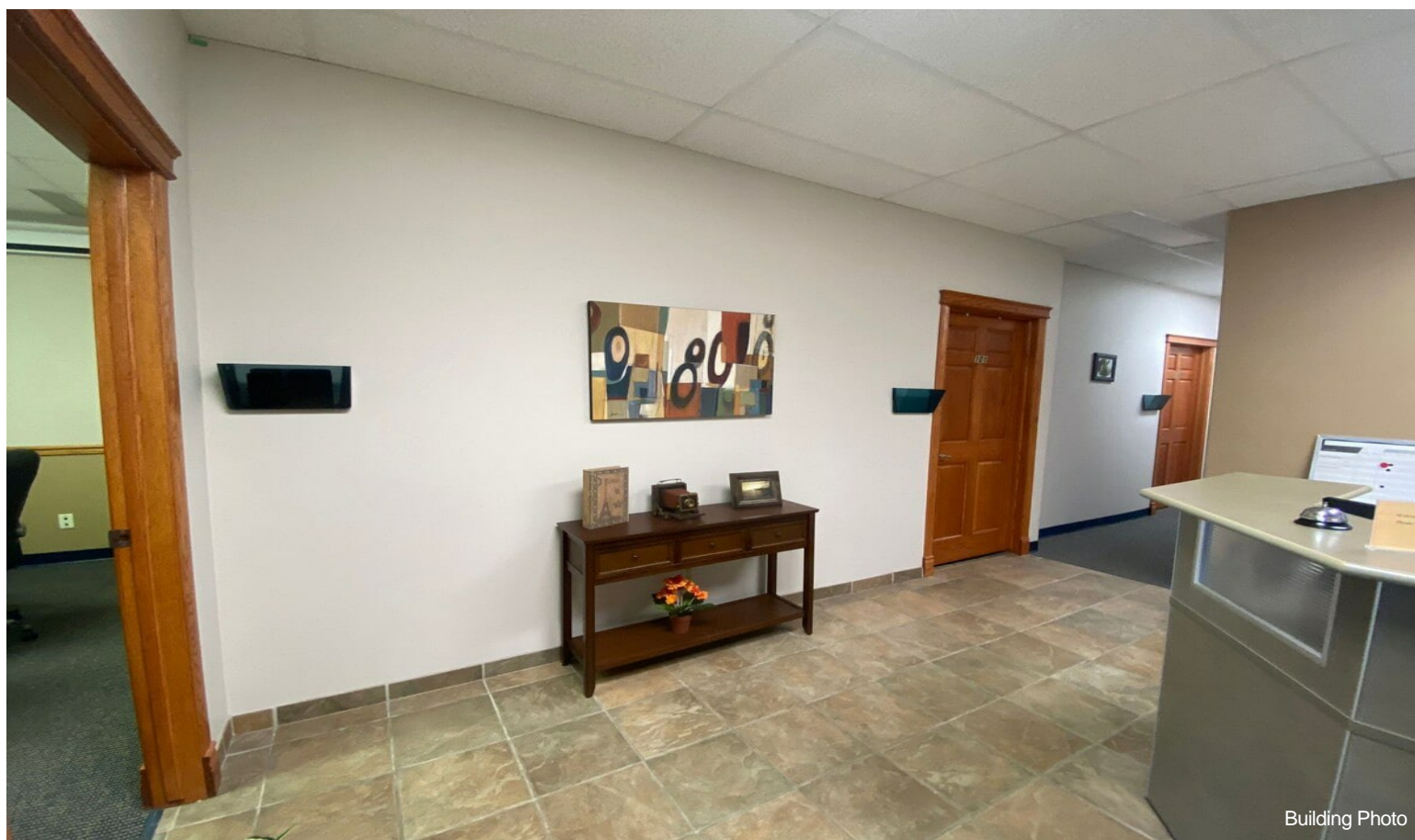
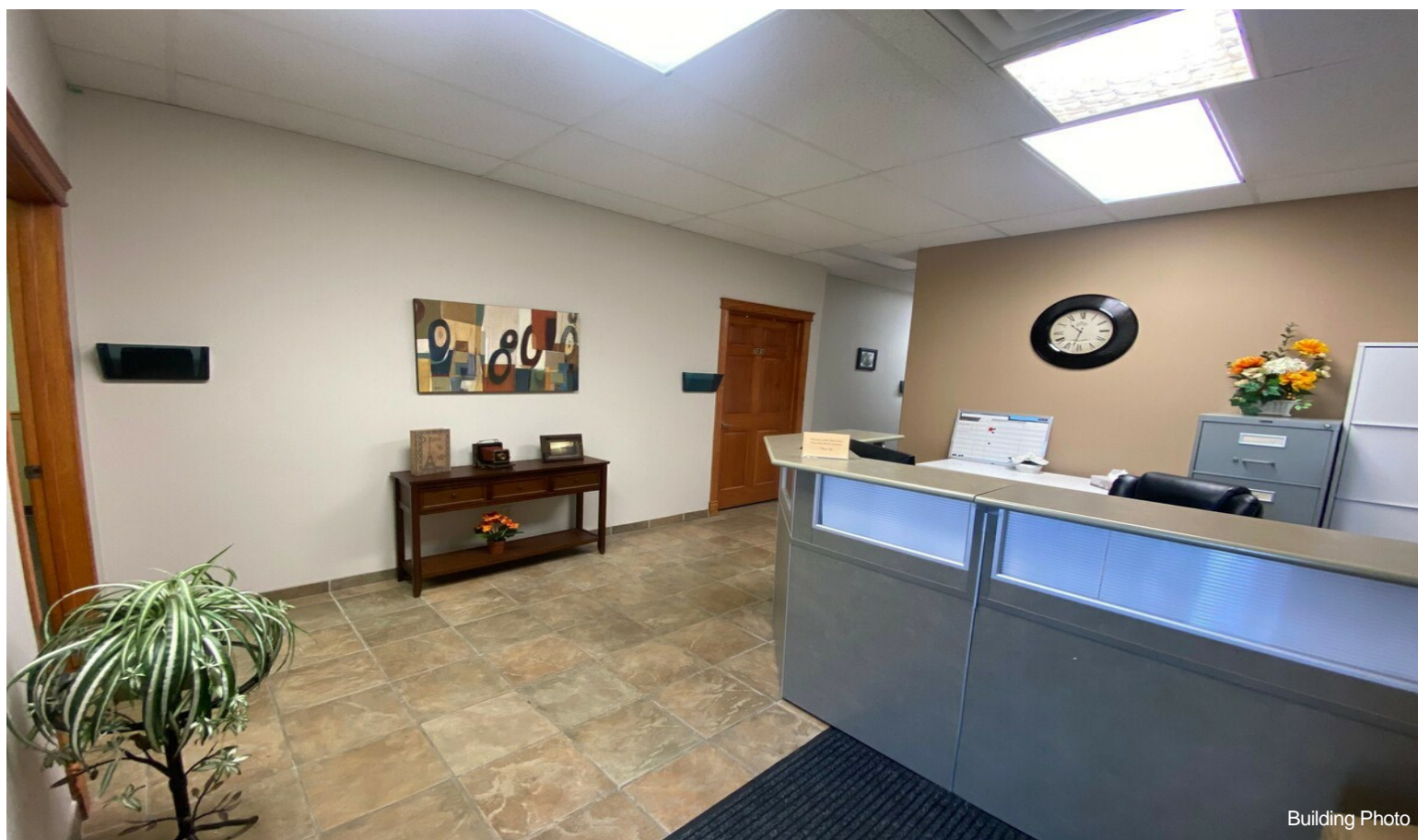


Building Photo



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Property Photos



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**Please text us at
(825)525-1977
with the code below**

FSC115

Thank you!



**A⁺CTs Roar Community -
A⁺ Culfidant I Triplet of
Homes, Tenants and Landlords**