

403 KENNEDY AVE

\$799,000 | 4,590 SQFT

OFFICE | MEDICAL SPACE | RETAIL



5 LEASED UNITS
STAND ALONE BLDG
PRIVATE PARKING LOT
ADA BATHS & ENTRANCE
MU-1 ZONING



LOCATION LOCATION LOCATION + CONDITION CONDITION CONDITION – this Sherwood Park stand-alone building has 5 leased units w/private entrances & parking lot. Fully updated interior, exterior & major mechanicals in 2018 incl. ADA baths & entrances. 20 parking spaces incl. 3 handicap. MU-1 zoning (see associated docs for allowed uses) offers flexible options for investors or owner-users. Lease all units for steady income or occupy 1 + units for your business. No signage, no CIC fees. 7.1% CAP RATE. Private tours by appt only. Ideal for med offices, wellness, retail, pro services & more. Great cash flow, prime location, turnkey condition, & ample parking make this a rare find. Contact listing agent for details & showings. Don't miss this versatile commercial property with long-term value & flexibility.

JAN KIMBROUGH MILLER
MANAGING PARTNER
COMMERCIAL SPECIALST
970.250.6781

JAN.KIMBROUGHMILLER@THEAGENCYRE.COM

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