

# \$415,000 - 245 450 Ordze Road, Sherwood Park

MLS® #E4453735

**\$415,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Wye Commercial, Sherwood Park, AB

This is your opportunity to be a part of the Wye Business Centre (newly built in 2019) with many high-quality complimentary businesses - conveniently located just off of Wye Road/WhPk Freeway into Edmonton & Anthony Henday. 2nd Floor CORNER shell unit has 1,468 SqFt of space ready for you to finish. Plenty of windows & elevator access. Building facade signage and pylon for great exposure for your business.

Built in 2019

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453735  |
| Price      | \$415,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2019      |
| Type       | Office    |
| Status     | Active    |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 245 450 Ordze Road |
| Area        | Sherwood Park      |
| Subdivision | Wye Commercial     |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |



Postal Code            T8B 0C5

**Exterior**

Exterior                Other

Construction          Other

**Additional Information**

Date Listed            August 18th, 2025

Days on Market       37

Zoning                 Zone 25

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Listing information last updated on September 24th, 2025 at 2:47am MDT