

# \$0 - 2 Athabasca Avenue, Sherwood Park

MLS® #E4429638

\$0

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Broadmoor Centre, Sherwood Park, AB

1,651 sq.ft.± second floor office space available for sublease at Broadmoor Centre. Located in a high exposure area near Broadmoor Boulevard, with convenient access to Baseline Road, Anthony Henday Drive, and Broadmoor Boulevard. The site offers on-site parking with a ratio of 5 stalls per 1,000 sq.ft. Zoned C5 Service Commercial. Sublease is available starting July 1, 2025, with a term expiring August 31, 2027.

Built in 1979

## Essential Information

MLS® #	E4429638
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Office
Status	Active

## Community Information

Address	2 Athabasca Avenue
Area	Sherwood Park
Subdivision	Broadmoor Centre
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4E3



**Exterior**

Exterior	Mixed
Construction	Mixed

**Additional Information**

Date Listed	April 8th, 2025
Days on Market	69
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 8:47am MDT