

## \$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       2

Zoning                 Zone 25

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Listing information last updated on August 20th, 2025 at 2:02pm MDT