

## \$2,180,000 - 191 Ordze Avenue, Sherwood Park

MLS® #E4438034

**\$2,180,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Wye Commercial, Sherwood Park, AB

A Rare Opportunity to own a piece of the best retail and business area in Sherwood Park. 0.667 Acre at Ordze Ave off Wye Road and Sherwood Drive. Great visual exposure, and across from Earl's Restaurant! Multi-use, multi-tenant building with garage and basement. Fully leased with many long-term tenants. Beautifully maintained building on paved lot with double entrances, front and rear parking. Front with 13 stalls plus garage, breeze way, and 23 stalls in the back (fully leased). Excellent Holding Property with Great Potential for Future Development. Serious Inquires only.

Built in 1946

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4438034    |
| Price      | \$2,180,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1946        |
| Type       | Office      |
| Status     | Active      |

### Community Information

|         |                  |
|---------|------------------|
| Address | 191 Ordze Avenue |
| Area    | Sherwood Park    |



|             |                |
|-------------|----------------|
| Subdivision | Wye Commercial |
| City        | Sherwood Park  |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8B 1M6        |

### Exterior

|              |                  |
|--------------|------------------|
| Exterior     | Wood Frame       |
| Roof         | Asphalt Shingles |
| Construction | Wood Frame       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 74             |
| Zoning         | Zone 25        |

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Listing information last updated on August 2nd, 2025 at 12:32pm MDT