

**40 Sunpark Plaza SE**

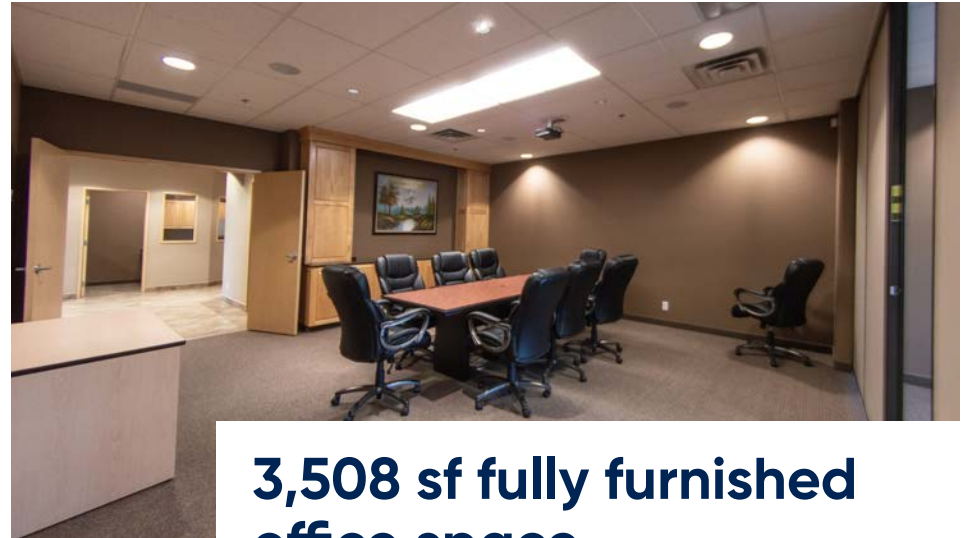
**3,508 sf Office Condo For Sale**



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# 40 Sunpark Plaza SE



**3,508 sf fully furnished office space**

## Space Profile

Address:	40 Sunpark Plaza SE, Suite 222
Year of Completion:	2004
Legal Description:	Condominium Plan 051 4455, Unit 5
Usable Area:	3,508 sf
Rentable Area:	4,382 sf
Asking Price:	\$695,000 or \$198 per sf
2020 Property Taxes:	\$28,798
Condo Fees:	\$3,470.52 per month
Land Use:	DC 28Z2001
Parking:	4 reserved underground stalls (titled)
Storage:	Secured storage at parkade level
Furniture:	Furniture available



## Features & Amenities

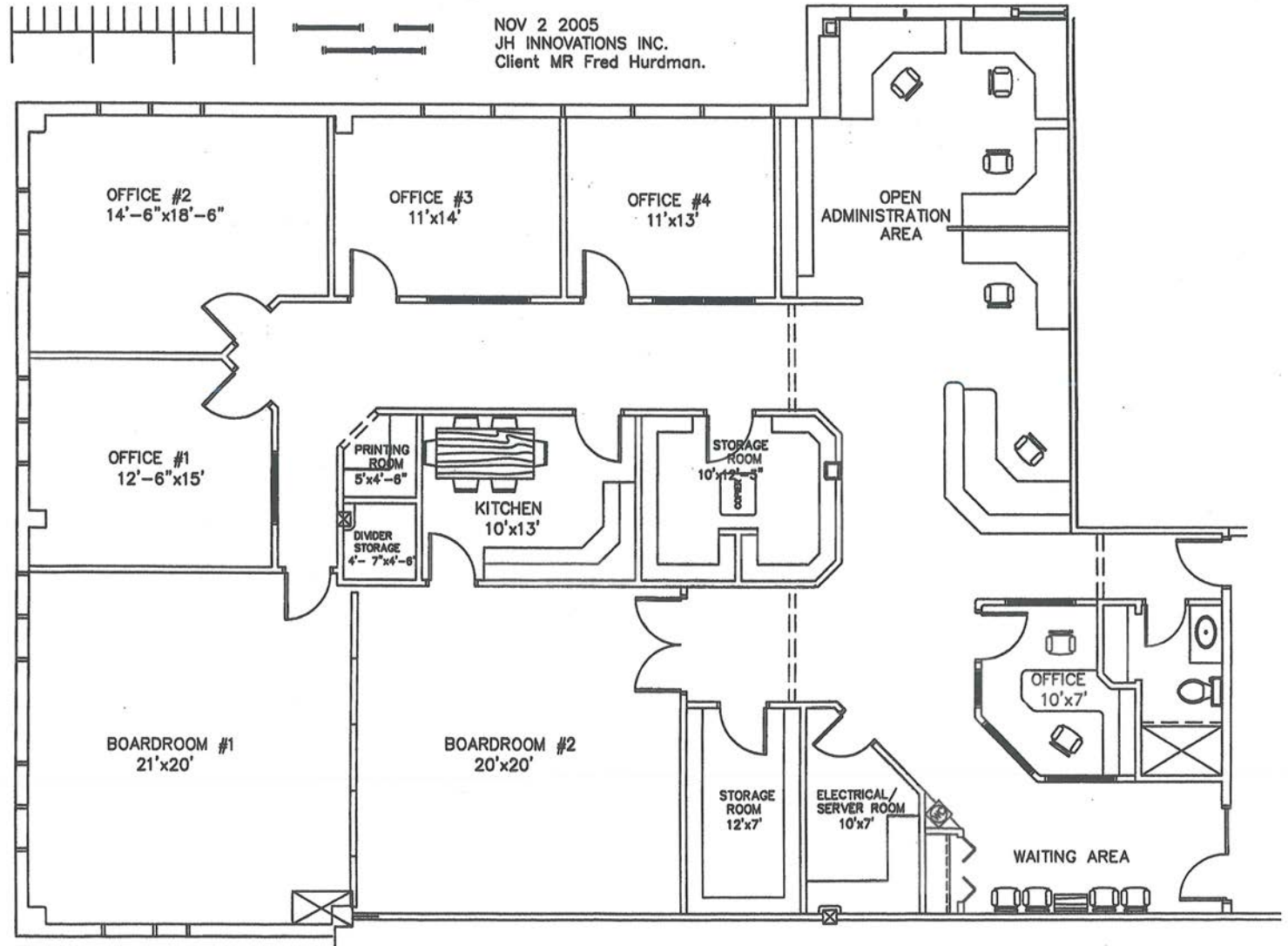
Suite is in excellent condition and move-in ready

Private patio

Ideally located with several amenities in the immediate area. Easy access to and from Macleod Trail SE and Sun Valley Blvd. SE

**Suite 222**  
**3,508 sf**

- 5 Offices
- Open area with 5 workstations
- Reception/waiting area
- 2 Boardrooms with retractable wall
- Kitchen
- 2 Storage rooms
- Server room
- Printing room
- Internal washroom with shower
- Private patio



## 40 Sunpark Plaza SE

### Fully furnished condo office suite for sale

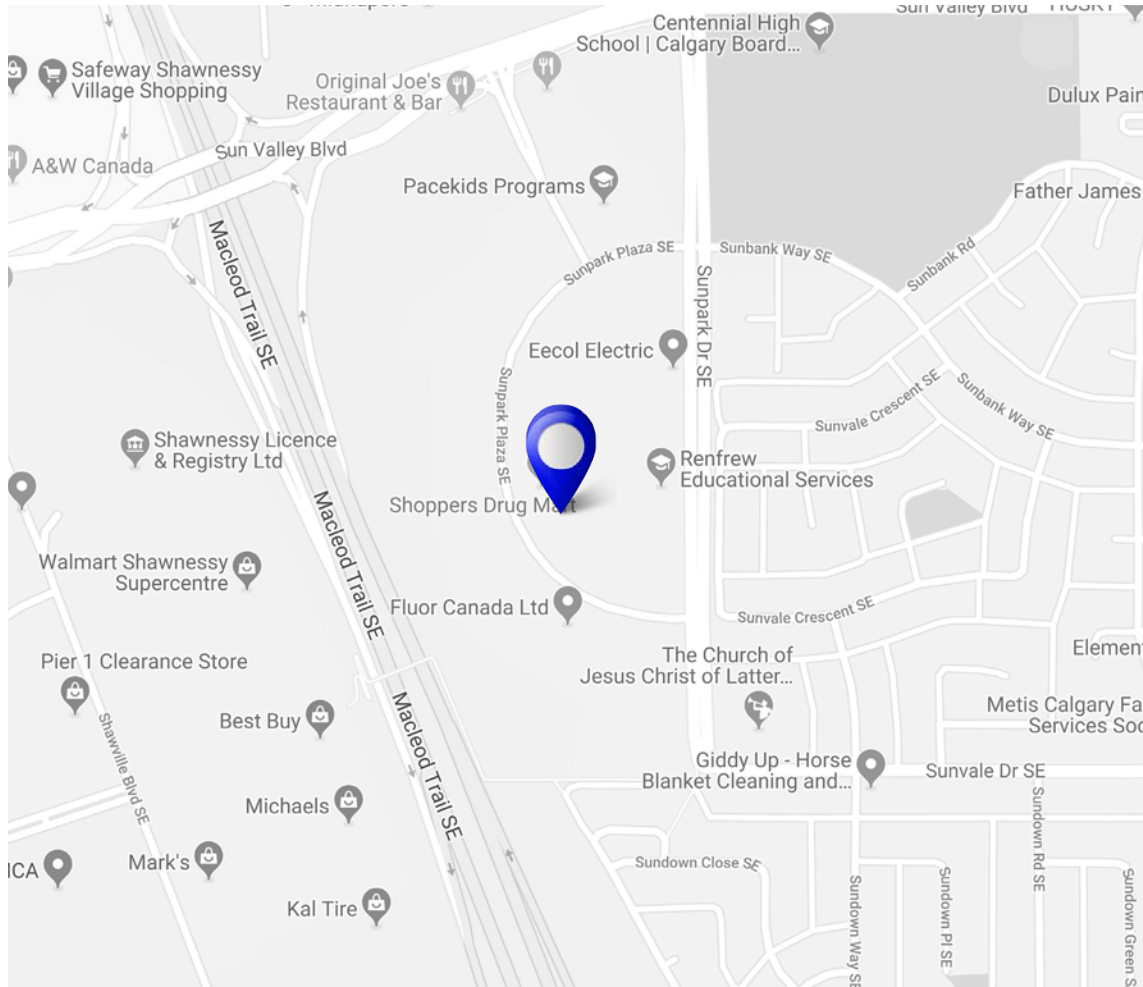
This space is in move-in condition and well suited for small businesses that require a mix of open and office area. Two large boardrooms with a retractable wall makes this space flexible for small and large teams. The suite is well laid out and includes separate storage rooms, server room and printing room.



Suite 222 | 3,508 sf

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# 40 Sunpark Plaza SE



## Agent Information

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