

FOR LEASE

BROADMOOR HERITAGE PLAZA

RETAIL SPACE

Unit 920, 800 Broadmoor Blvd, Sherwood Park, AB



BROADMOOR BLVD

HIGHLIGHTS

- 2,214 sq ft ± currently built out as retail space
- Furniture negotiable
- Prime retail plaza strategically located on Broadmoor Boulevard
- Join Sherlock Holmes Pub, Japanese Village, The Other Place, Mills Haven Dental, ZIGLE Korean Bulgogi Restaurant, Chop Shop Physiques and more!
- Tours by appointment only, please do not approach staff

JOEL WOLSKI

Director, Associate
C 780.904.5630
joel@royalparkrealty.com

SCOTT ENDRES

Partner, Broker
C 780.720.6541
scott@royalparkrealty.com

RAYA WOLSKI

Licensed Assistant
T 780.423.7599
raya@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Lease | Unit 920, 800 Broadmoor Blvd., Sherwood Park, AB



Property Details & Financials

MUNICIPAL ADDRESS	Unit 920, 800 Broadmoor Blvd., Sherwood Park, AB
ZONING	C5 (Service Commercial)
TYPE OF SPACE	Retail
SIZE	2,214 sq ft ±
HVAC	Yes
PARKING	Ample surface parking 3.2/1,000 sq ft 214 stalls total
LEASE RATE	\$35.00/sq ft
OP COSTS	\$12.04/sq ft (property taxes, building insurance, property maintenance, management fees)
TERM	5 - 10 years
TI ALLOWANCES	Negotiable
POSSESSION	60 Days

ADDITIONAL INFORMATION

- Direct frontage to Broadmoor Boulevard
- Sherwood Park provides exceptional services and transportation routes giving access across the greater Edmonton area

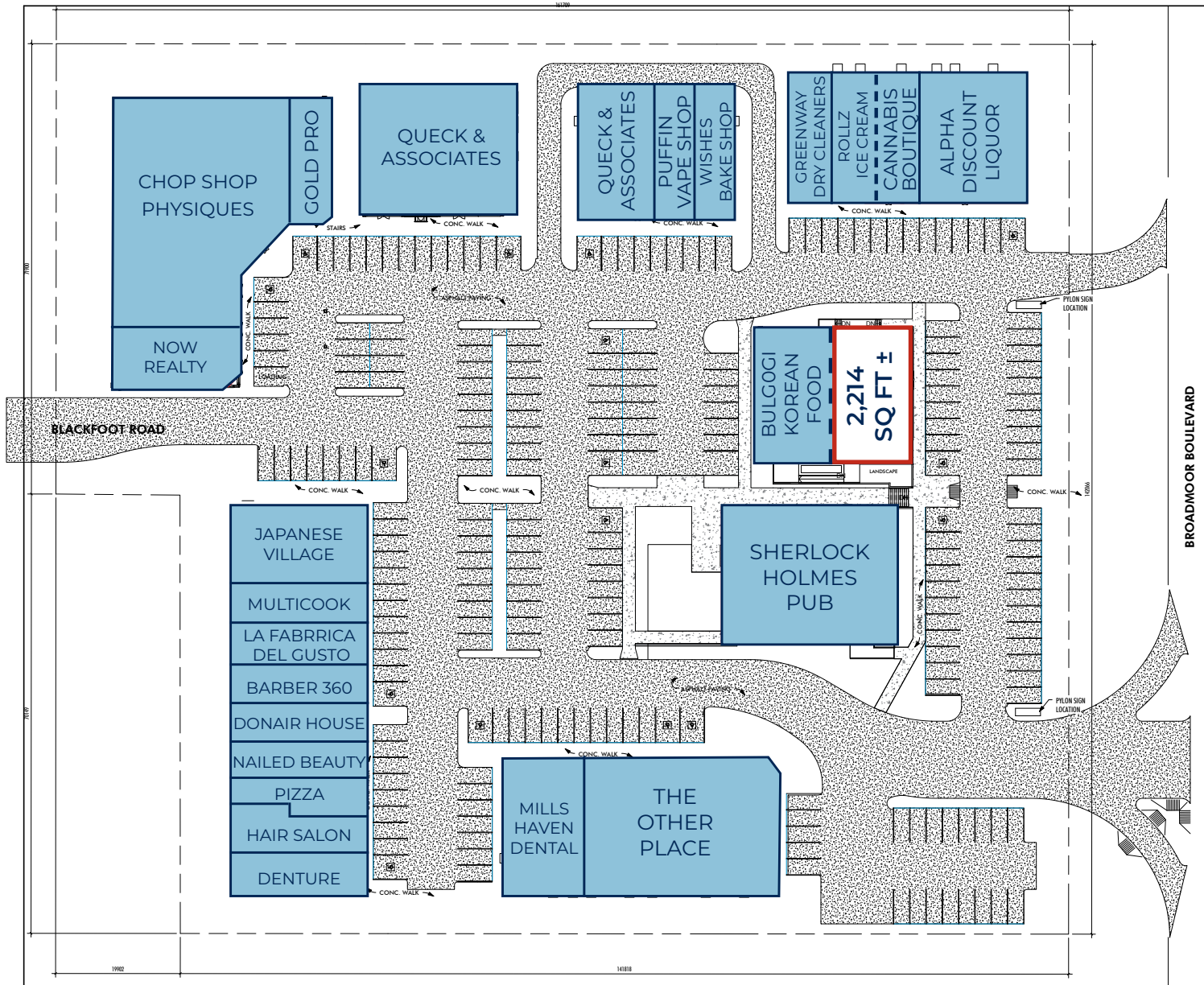


**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Site Plan | 800 Broadmoor Blvd., Sherwood Park, AB



DRIVE TIME
MINUTES TO HENDAY
& BASELINE ROAD



PUBLIC TRANSIT
BUS



HIGHWAY ACCESS
ANTHONY HENDAY
& YELLOWHEAD HWY



CONNECTIVITY
FIBRE OPTIC



PARKING
SURFACE &
STREET PARKING
AVAILABLE



ZONING
SERVICE
COMMERCIAL (C5)



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Property Location | Unit 920, 800 Broadmoor Blvd., Sherwood Park, AB



JOEL WOLSKI
Director, Associate
C 780.904.5630
joel@royalparkrealty.com



SCOTT ENDRES
Partner, Broker
C 780.720.6541
scott@royalparkrealty.com



RAYA WOLSKI
Licensed Assistant
T 780.423.7599
raya@royalparkrealty.com



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com