

SHOPPES AT HILLSHIRE

661 Wye Road, Sherwood Park AB

MaxWell
Commercial



ROMI SARNA AND
ASSOCIATES

FOR LEASE

The information contained herein was contained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.
All measurements need to be independently verified by the Purchaser/Tenant.

SHOPPES AT HILLSHIRE

LOCATION HIGHLIGHTS

- Prime exposure on Wye Road corridor
- 22,113 vehicles/day on Wye Road
- Signalized access at Range Rd 231
- Minutes to Baseline Rd & Hwy 21
- Surrounded by growing rooftops

PROPERTY ADVANTAGE

- Modern mixed-use commercial hub
- Sizes from 952 to 4,952 sq. ft.
- Lease rates starting at \$35 PSF
- Op Costs est. \$15.00 PSF (2026)
- Join Pharmasave, Starbucks, Shell

COME JOIN OUR GROWING COMMUNITY!

TRANSPORTATION LINKS

- Frontage on Wye Road corridor
- Easy access to Hwy 16 & Hwy 21
- Quick route to Sherwood Dr
- Strong commuter traffic daily

SURROUNDING DEMOGRAPHICS

- Located in Hillshire, Sherwood Park
- 71,536 people within 5 km
- Avg household income \$175K+
- Fast-growing family community
- Strong daytime & local demand



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AERIAL MAP



HOUSEHOLD INCOME & EMPLOYMENT



Median household income	\$168,000
Average household income	\$195,000
Unemployment rate	4.8%

POPULATION



Total population	6,192
Population density	2,950 people/km ²
Median age	39.2 years

WWW.ROMISARNA.CA

AERIAL MAP



WWW.ROMISARNA.CA



PROPERTY DETAILS

PROPERTY & TRANSACTION INFORMATION

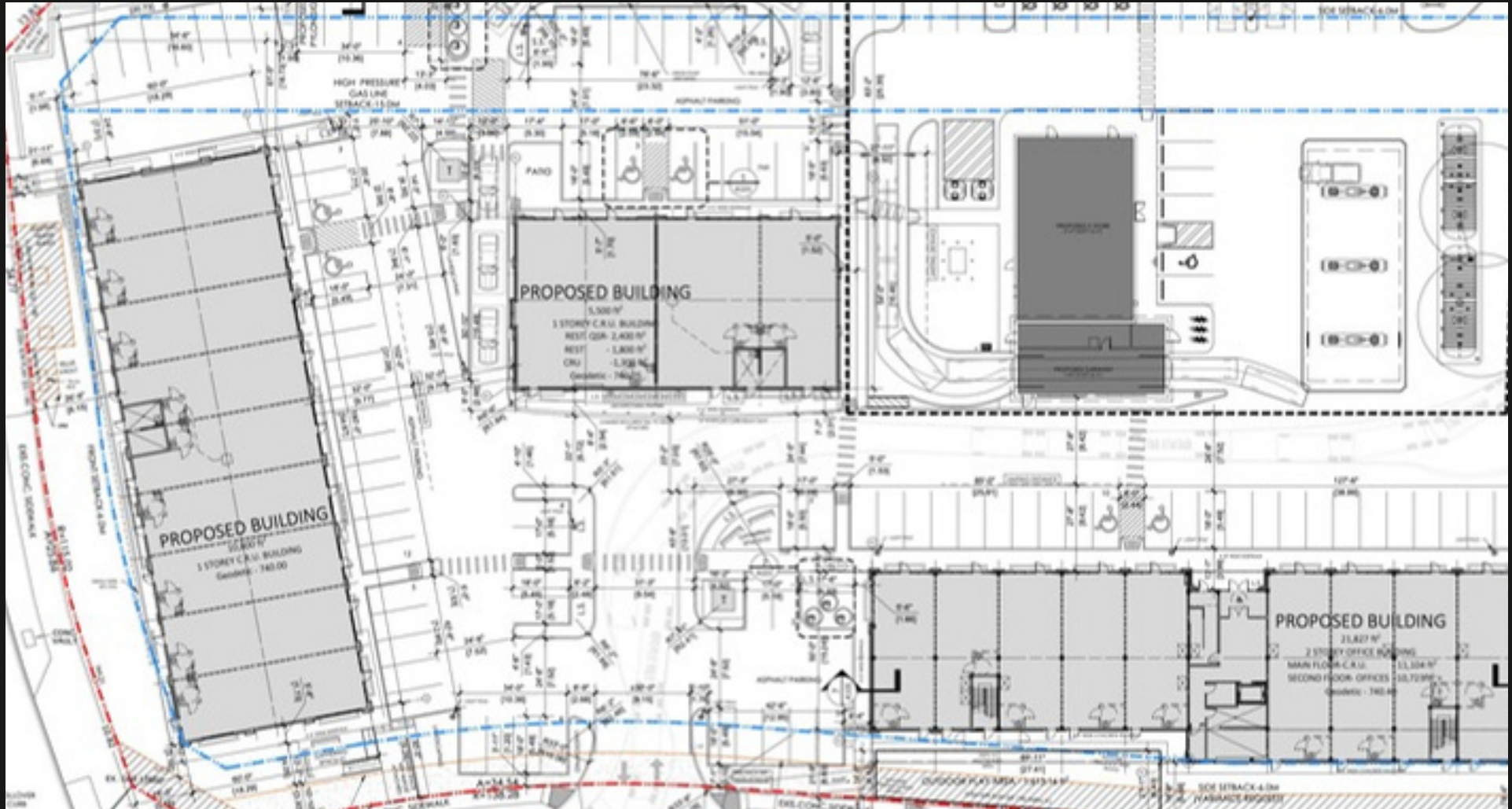
Transaction Type	For Lease
Lease Rate	Starting at \$35.00 PSF(Main Floor) \$30.00 PSF (Second Floor)
Op Costs	\$15.00 PSF (Estimated for 2026)
Address	661 Wye Road, Sherwood Park, AB
Legal Address	Plan 2320295 Block 3 Lot 1
Zoning	C1 Community Commercial

PROPERTY PHOTOS

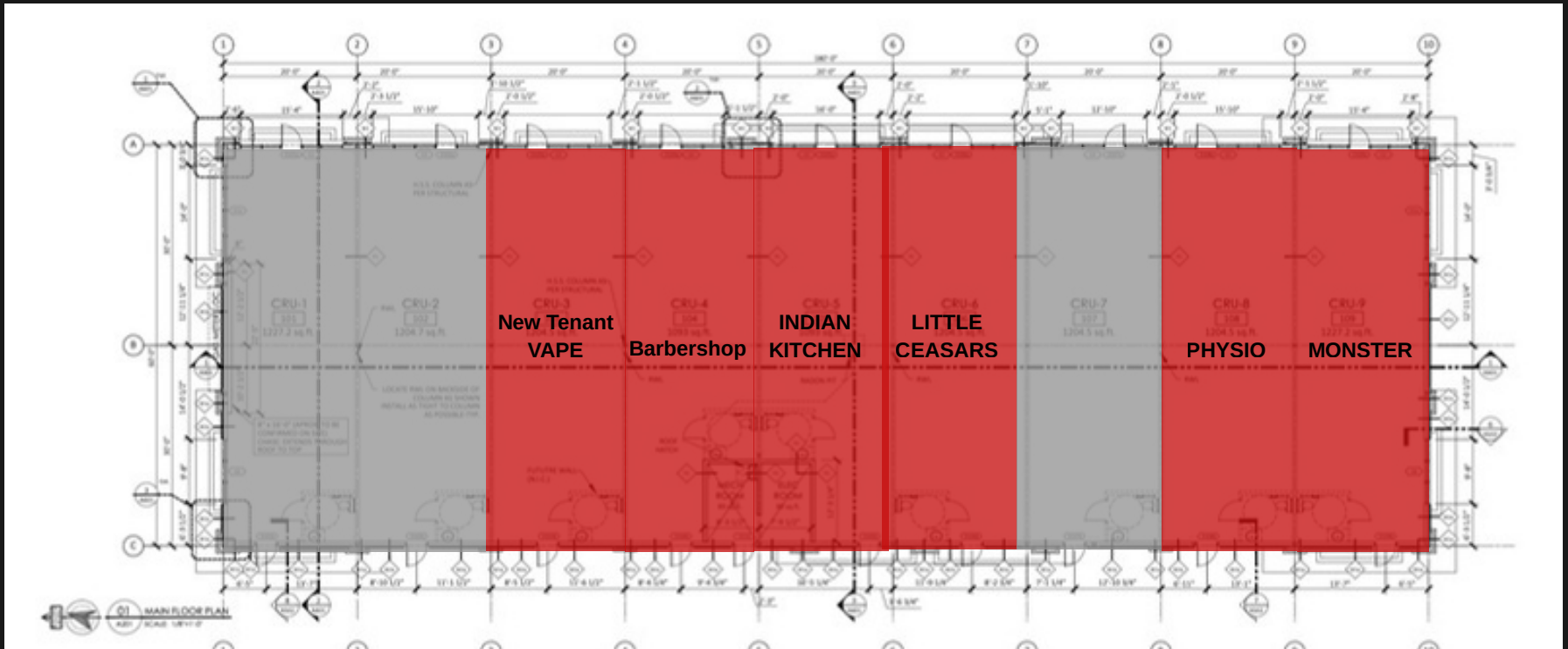


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OVERALL SITE PLAN



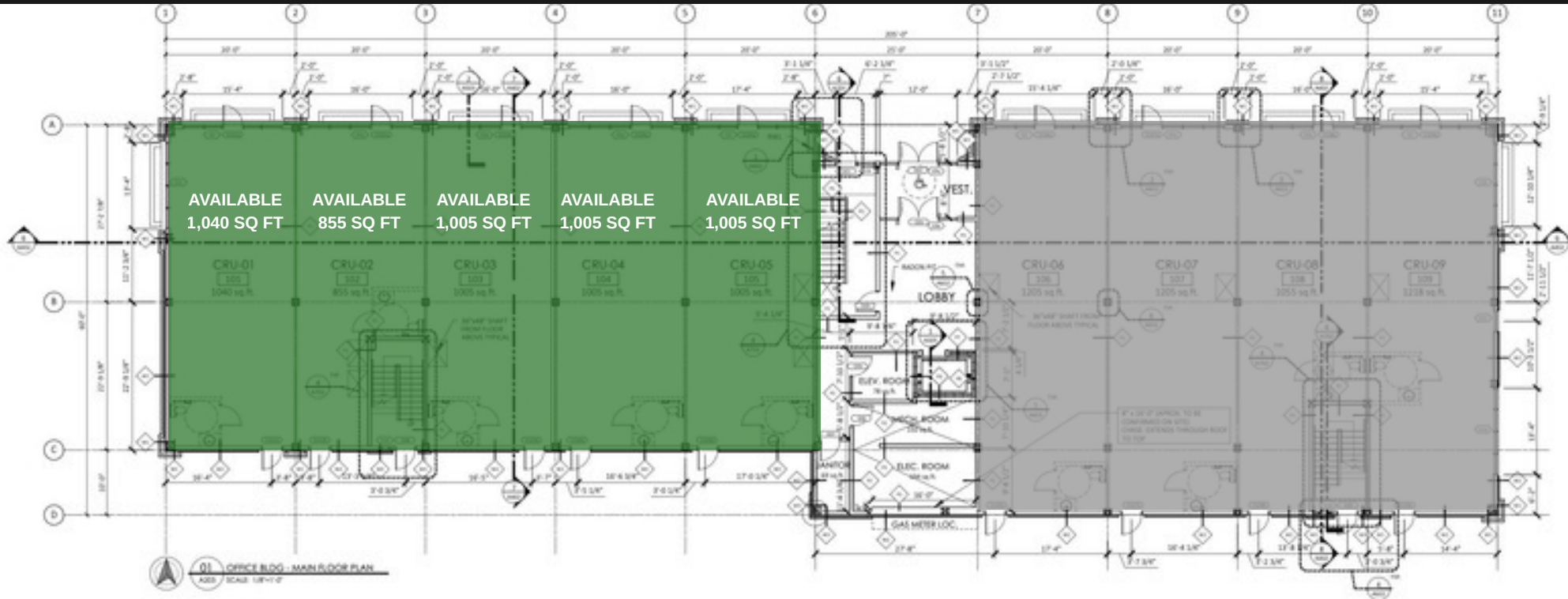
FLOOR PLAN



● UNAVAILABLE
● AVAILABLE

MAIN FLOOR PLAN

FLOOR PLAN



- UNAVAILABLE
- AVAILABLE

OFFICE - MAIN FLOOR PLAN

DAYCARE

MEDICAL CLINIC

**AVAILABLE
1,137 SQ. FT.**

02 OFFICE BLDG - SECOND FLOOR PLAN
100% - 10/10/2010

AVAILABLE

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CONTACT US

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