

FOR LEASE

BROADMOOR HERITAGE PLAZA RETAIL/OFFICE/MEDICAL

800 Broadmoor Boulevard, Sherwood Park, AB



MULTIPLE OPPORTUNITIES, PLEASE INQUIRE

HIGHLIGHTS

- Prime retail plaza strategically located on Broadmoor Boulevard
- Various built out spaces available
- Join Sherlock Holmes Pub, Japanese Village, The Other Place, Mills Haven Dental, Bro's Liquor, ZIGLE Korean Bulgogi Restaurant, Chop Shop Physiques and more!
- Call for more information

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**ROYAL PARK
REALTY™**

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

royalparkrealty.com

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



Property Details & Financials

MUNICIPAL ADDRESS	800 Broadmoor Blvd., Sherwood Park, AB
ZONING	C5 (Service Commercial)
TYPE OF SPACE	Retail/Office/Medical
SIZE	1,137 - 2,274 sq ft ±
HVAC	Yes
PARKING	Ample surface parking 3.2/1,000 sq ft 214 stalls total
LEASE RATE	\$32.00/sq ft
OP COSTS	\$12.04/sq ft (property taxes, building insurance, property maintenance, management fees)
TERM	5 - 10 years
TI ALLOWANCES	Negotiable
POSSESSION	30 Days

ADDITIONAL INFORMATION

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

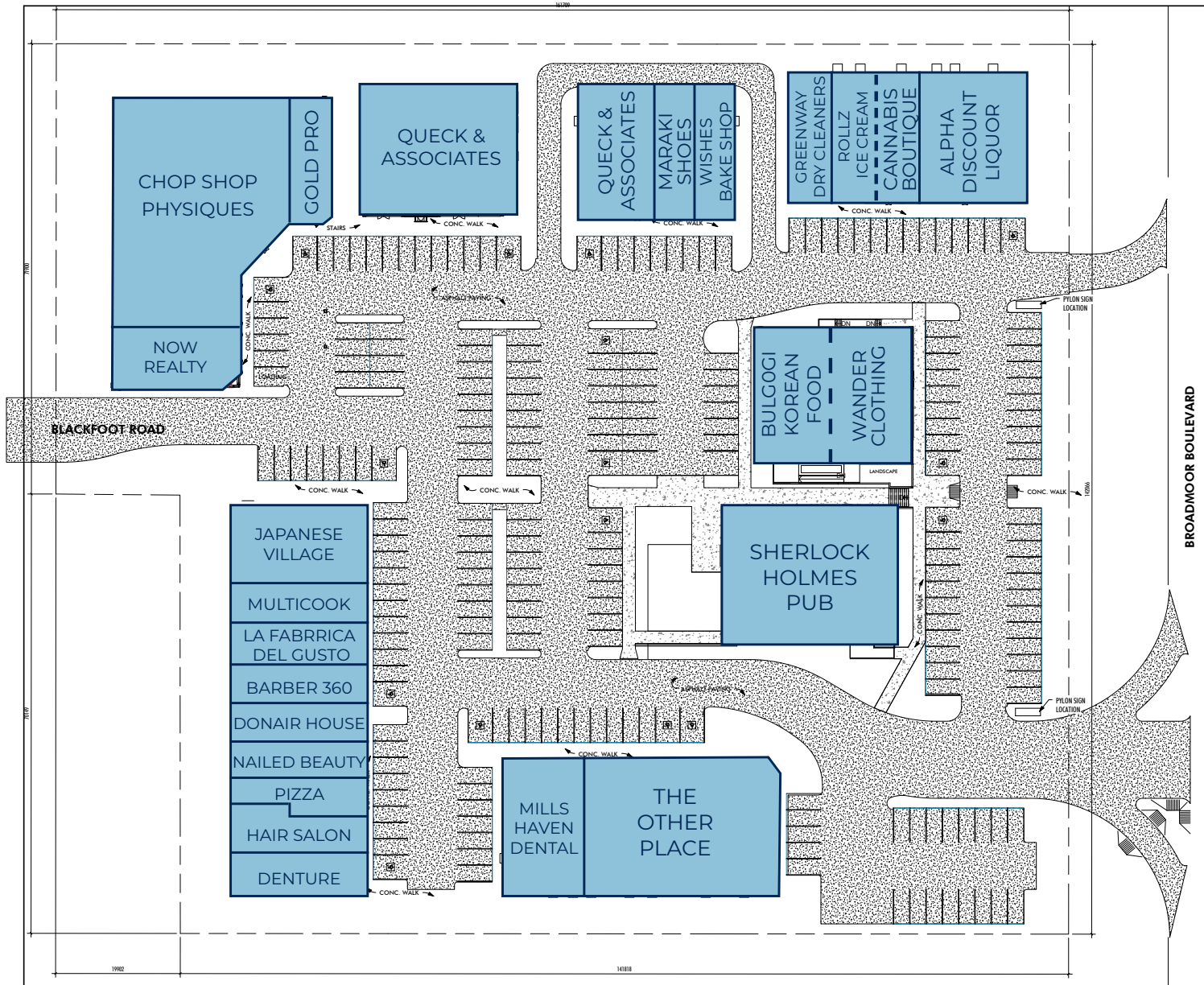


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Site Plan | 800 Broadmoor Blvd., Sherwood Park, AB



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)

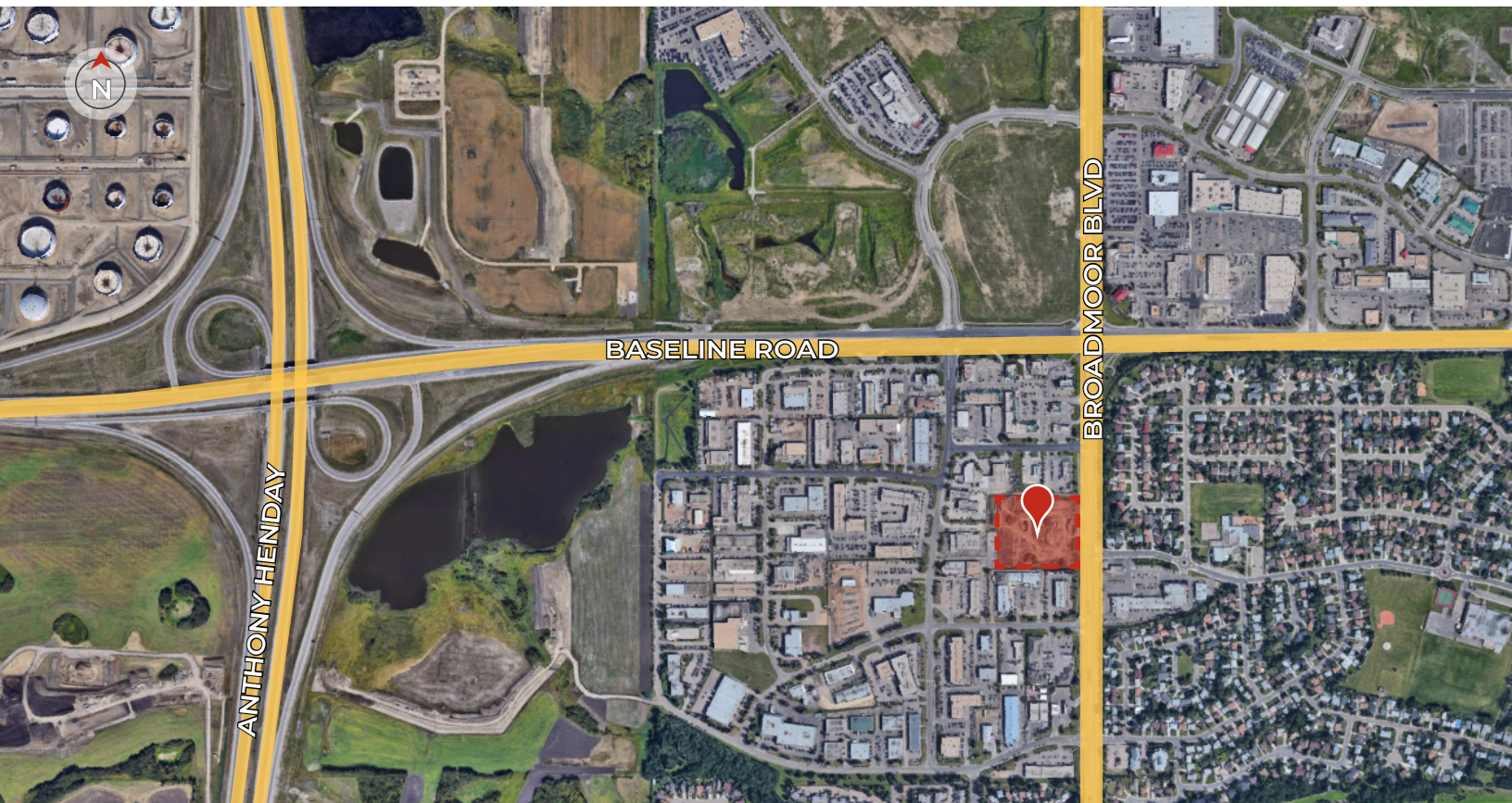


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