

FOR LEASE

SHERWOOD PLAZA

101 Granada Boulevard, Sherwood Park, AB



HIGHLIGHTS

- Great location in Sherwood Park
- ONE Unit Left!
- 3,238 sq ft and ~~2,740 sq ft~~ LEASED
- Tenants include: Macs, Little Caesars Pizza, Day Car, Vet, Restaurants. Booster Juice, Liquor Barn, Pet Store and Tax Services
- Very good access and parking in a High Traffic Location
- Close to County offices and recreational facilities
- Large residential population within walking distance

CONTACT

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REALTY™

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PROPERTY DETAILS

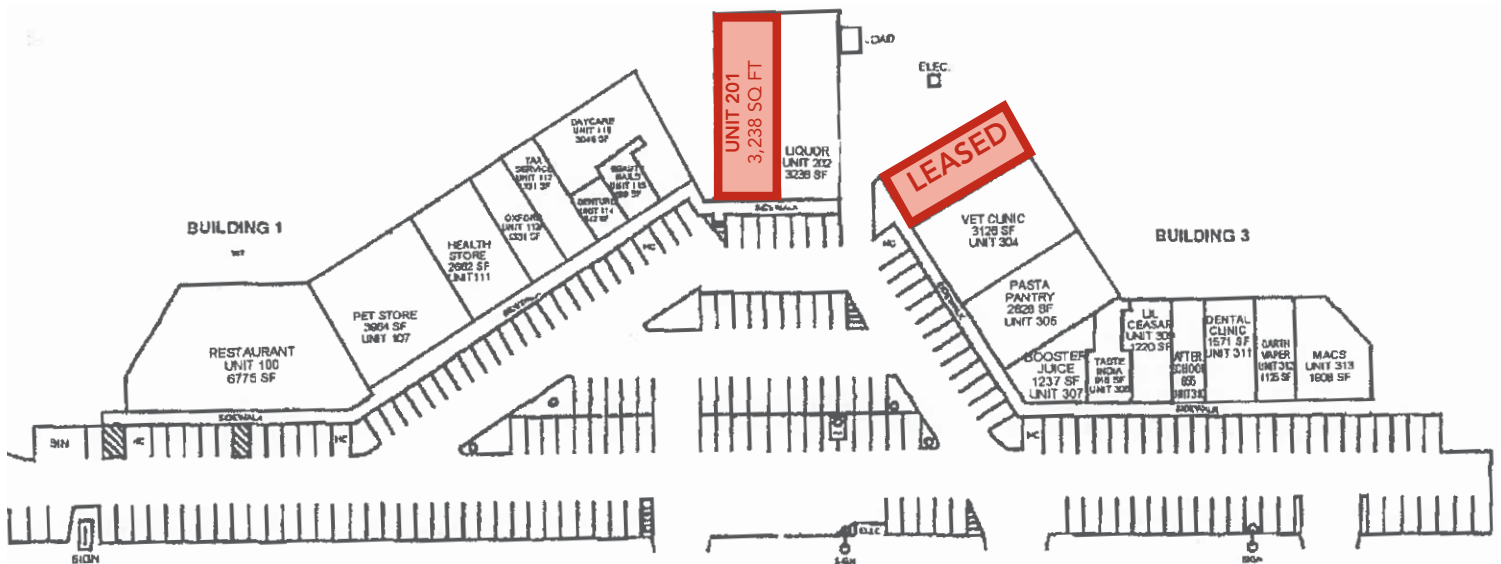
ADDRESS	Sherwood Park Plaza 101 Granada Boulevard, Sherwood Park, AB
LEGAL ADDRESS	Plan: 8622838; Block: 152; Lot 8A
TYPE OF BUILDING	Retail
ZONING	C4 (Major Commercial)
POSSESSION	Immediate
PARKING	Scrambled
SIZE	
UNIT 201	3,238 sq ft (+/-) 1 office, 2 accessible washrooms, 1 storage room
UNIT 301	2,740 sq ft (+/-) LEASED Reception, boardroom, washroom, 7 offices, kitchenette 1 office, 2 accessible washrooms, 1 storage room
HVAC	RTU
LIGHTING	Fluorescent

FINANCIALS

LEASE RATE	\$22.00/sq ft
OPERATING COSTS	\$12.50/sq ft (Est. 2018)



SITE PLAN



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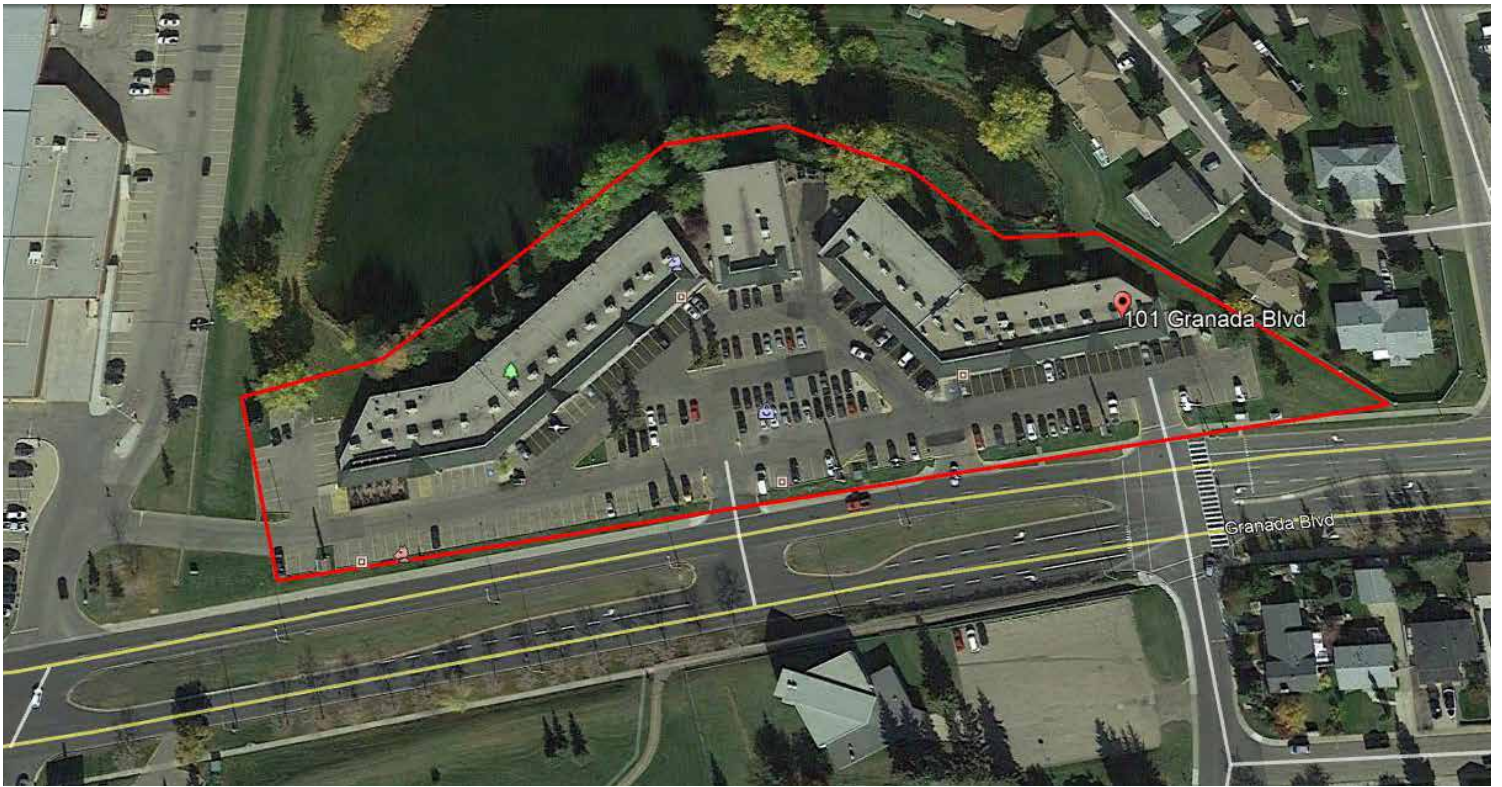
PHOTOS



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LOCATION MAP



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