

# FOR LEASE

## OFFICE/RETAIL SPACE

48 & 50 Brentwood Boulevard, Sherwood Park, AB



### HIGHLIGHTS

- Great location in central Sherwood Park
- Great for all medical, dental and retail/office uses
- Current tenants include Smiles Dental, Daycare and Trendz Optical
- First and second floor space available
- Close proximity to the Whitemud and Anthony Henday



### CONTACT

#### MARCUS SCHWABE

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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## PROPERTY DETAILS

|                   |  |
|-------------------|--|
| ADDRESS           | 48 & 50 Brentwood Boulevard<br>Sherwood Park, AB |
| LEGAL DESCRIPTION | Plan: 5010RS; Block 76; Lot C                    |
| BUILDING TYPE     | Office/Retail                                    |
| ZONING            | C1 (Community Commercial)                        |
| SPACE AVAILABLE   | 1,087 - 3,336 sq ft (+/-)                        |
| POSSESSION        | Immediate  |
| PARKING           | Scramble   |

## FINANCIALS

|                 |   |
|-----------------|---|
| LEASE RATE      | \$15.00/sq ft                                   |
| OPERATING COSTS | \$13.50/sq ft (est. 2024)<br>Includes utilities |

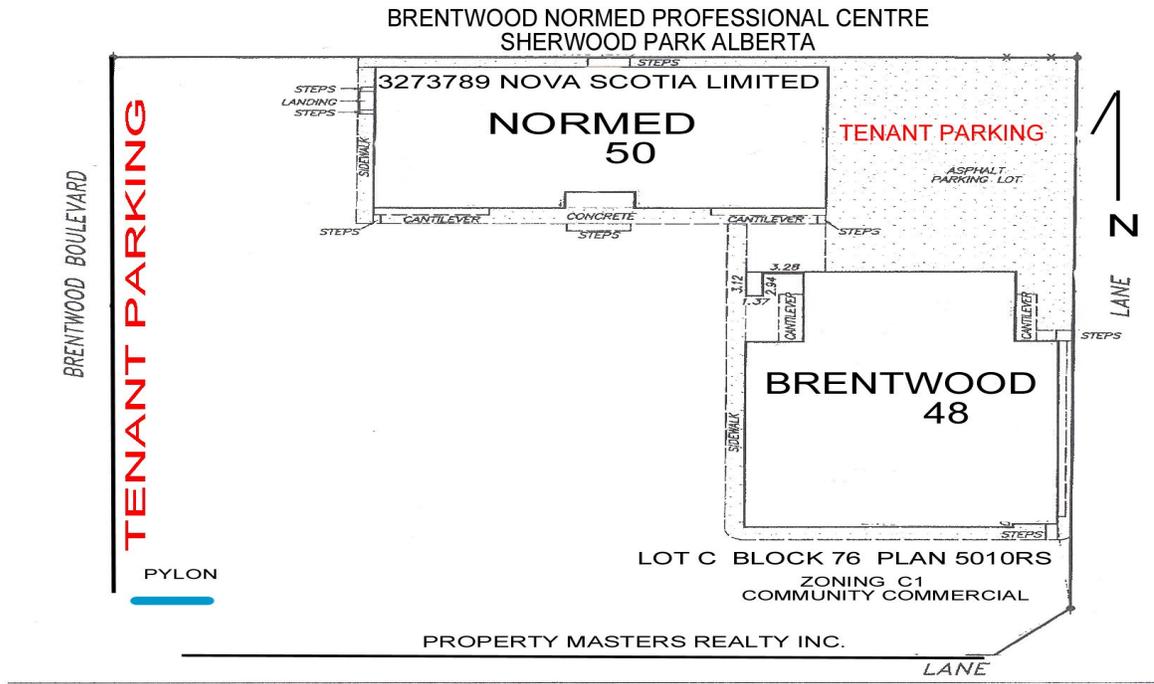


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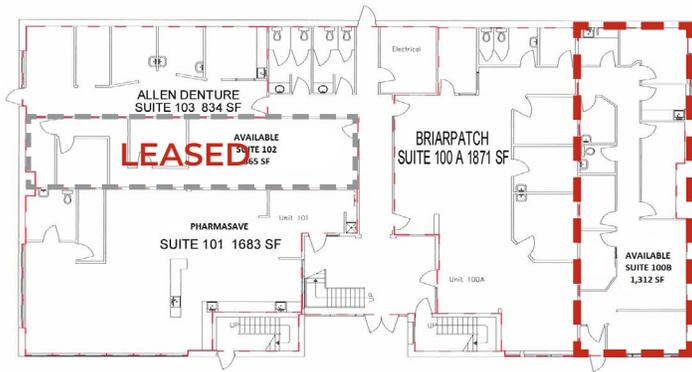
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# SITE PLAN



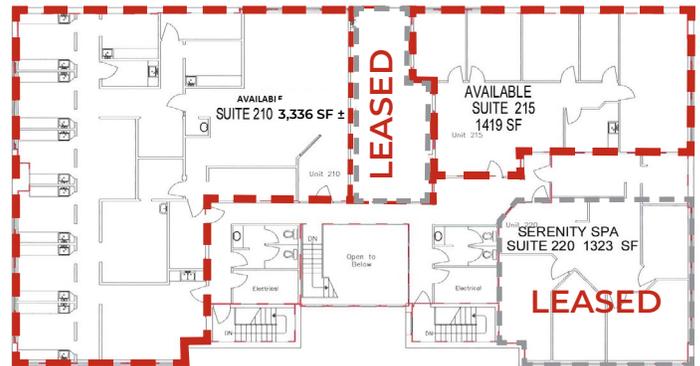
## NORMED BUILDING FIRST FLOOR

1,312 SQ FT +/- AVAILABLE



## NORMED BUILDING SECOND FLOOR

1,419 AND 3,336 SQ FT +/- AVAILABLE



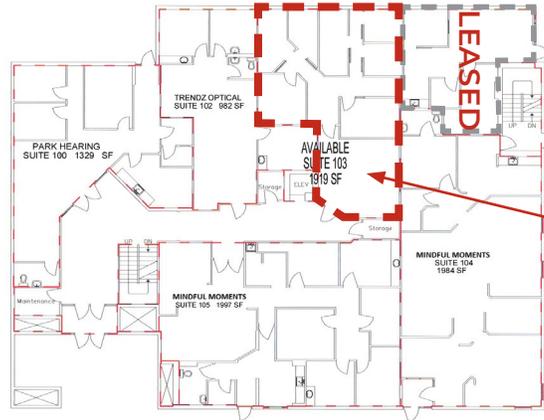
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# FLOOR PLANS

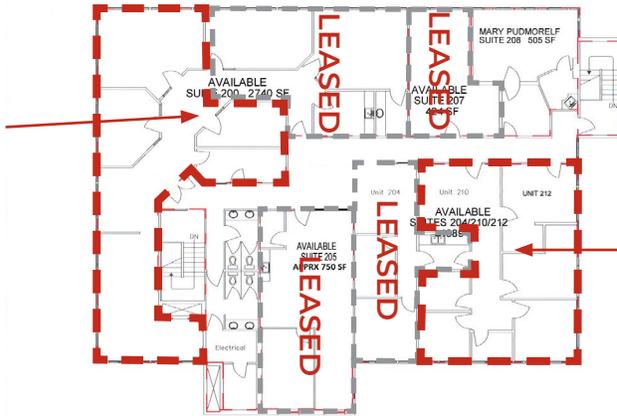
## BRENTWOOD BUILDING FIRST FLOOR



1,322 SQ FT +/-  
AVAILABLE

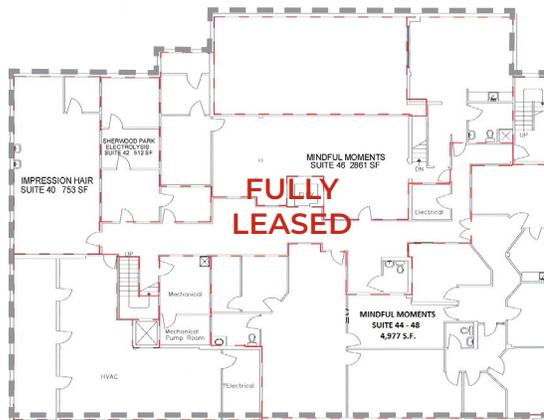
## BRENTWOOD BUILDING SECOND FLOOR

1,840 SQ FT +/-  
AVAILABLE



1,089 SQ FT +/-  
AVAILABLE

## BRENTWOOD BUILDING BASEMENT FLOOR



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## PROPERTY LOCATION

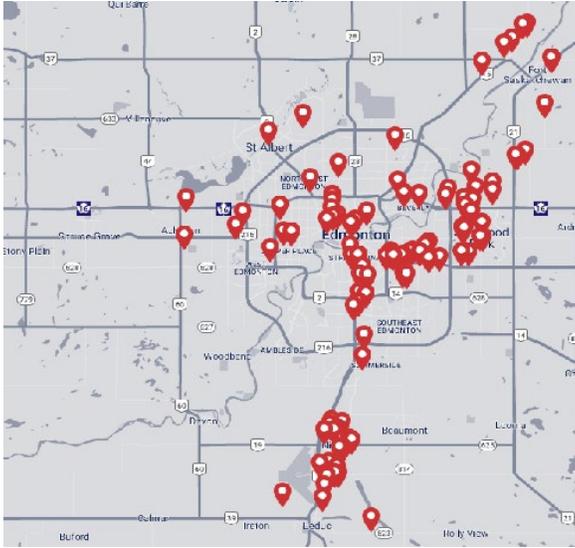


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# ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly



## MARCUS SCHWABE, Senior Associate, BSc. BEd.



Marcus joined the brokerage in 2014 with a background in management, education, homebuilding and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the Costar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, two grandchildren and a dog.

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