

FOR LEASE

SUPER 8 BUSINESS CENTRE

26 Strathmoor Drive, Sherwood Park, AB



HIGHLIGHTS

- 522 - 2,893 sq ft (+/-) retail/office spaces available
- 5 units (4 office units, 1 retail unit)
- Common washrooms for smaller offices
- Excellent access to Broadmoor Blvd, Yellowhead Hwy and Anthony Henday

CONTACTS

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ROYAL PARK
REALTY™

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

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PROPERTY DETAILS

MUNICIPAL ADDRESS	26 Strathmoor Drive, Sherwood Park, Alberta
LEGAL DESCRIPTION	Plan: 0123559; Block: 1; Lot: 18
ZONING	HC (Highway Commercial)
TYPE OF SPACE	Retail/Office
UNIT 1 (OFFICE)	415 sq ft (LEASED)
UNIT 2 (OFFICE)	116 sq ft (LEASED)
UNIT 3 (OFFICE)	522 sq ft
UNIT 4 (OFFICE)	602 sq ft
UNIT 5 (OFFICE)	1,843 sq ft
UNIT 6 (RETAIL)	2,893 sq ft
UNIT 7 (OFFICE)	718 sq ft
TOTAL SPACE AVAIL	6,578 sq ft (+/-)
PARKING	Ample
POSSESSION	Negotiable

FINANCIALS

MONTHLY LEASE RATE	Unit 1: (LEASED) Unit 2: (LEASED) Unit 3: \$1,000/month Unit 4: \$1,000/month Unit 5: \$2,400/month Unit 6: \$3,600/month Unit 7: \$1,200/month *GST additional* *Data not included*
POSSESSION	Immediate

ADDITIONAL INFO

- 5 units available (1 retail unit, 4 office units)
- Common washrooms for smaller offices
- Convenient location and easy access to major transportation routes

PROPERTY LOCATION



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ADDITIONAL PHOTOS



UNIT 5



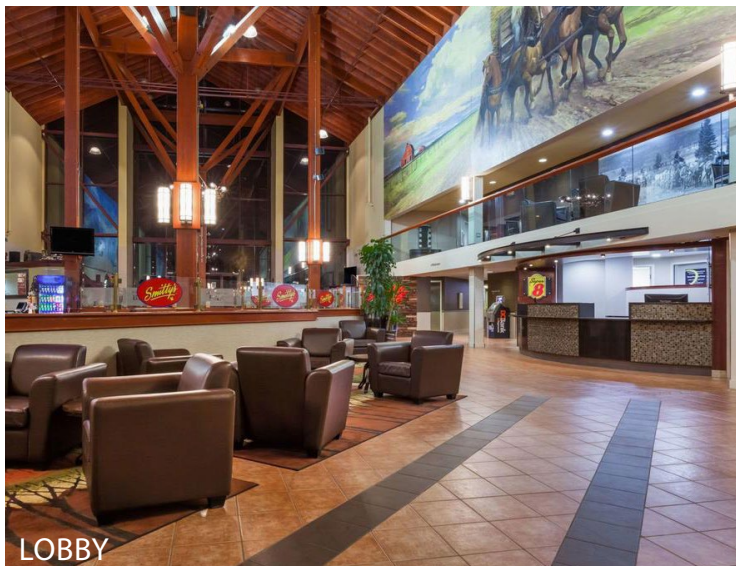
UNIT 6



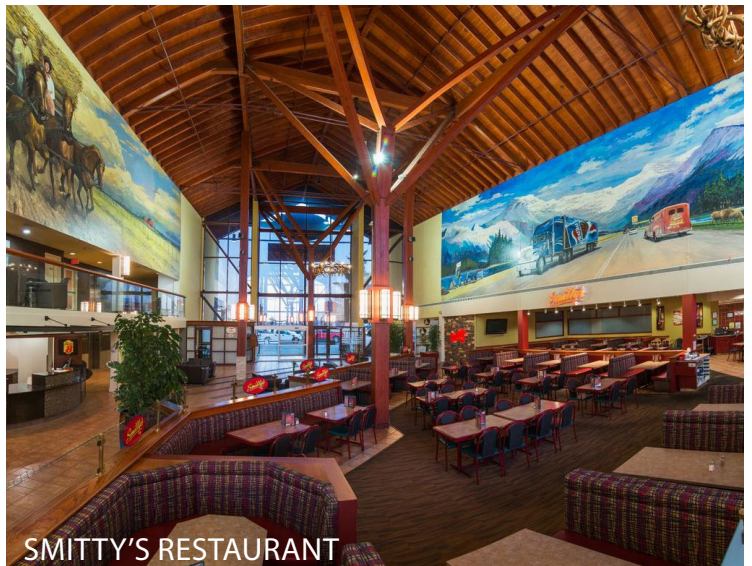
UNIT 1



UNIT 6



LOBBY



SMITTY'S RESTAURANT



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UNIT #1:
~~LEASED~~
1,150 SQ FT

UNIT #2:
~~LEASED~~
1,150 SQ FT

UNIT #3:
522 SQ FT

UNIT #4:
602 SQ FT

UNIT #5:
1,843 SQ FT

UNIT #6:
2,893 SQ FT

UNIT #7:
718 SQ FT

WAFFLE HOUSE RESTAURANT

SUPER 8 HOTEL LOBBY

LEASED

LEASED

LEASED

3

4

5

6

7

