

FOR LEASE

SUPER 8 BUSINESS CENTRE

26 Strathmoor Drive, Sherwood Park, AB



HIGHLIGHTS

- 602 - 1,843 sq ft (+/-) office spaces available
- 2 office units
- Common washrooms for smaller offices
- Excellent access to Broadmoor Blvd, Yellowhead Hwy and Anthony Henday

CONTACTS

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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#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 (LEASED)
UNIT 4 (OFFICE)	602 sq ft
UNIT 5 (OFFICE)	1,843 sq ft
UNIT 6 (RETAIL)	2,893 sq ft (LEASED)
UNIT 7 (OFFICE)	718 sq ft (LEASED)
TOTAL SPACE AVAIL	6,578 sq ft (+/-)
PARKING	Ample
POSSESSION	Negotiable

FINANCIALS

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

ADDITIONAL INFO

- 2 units available (2 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



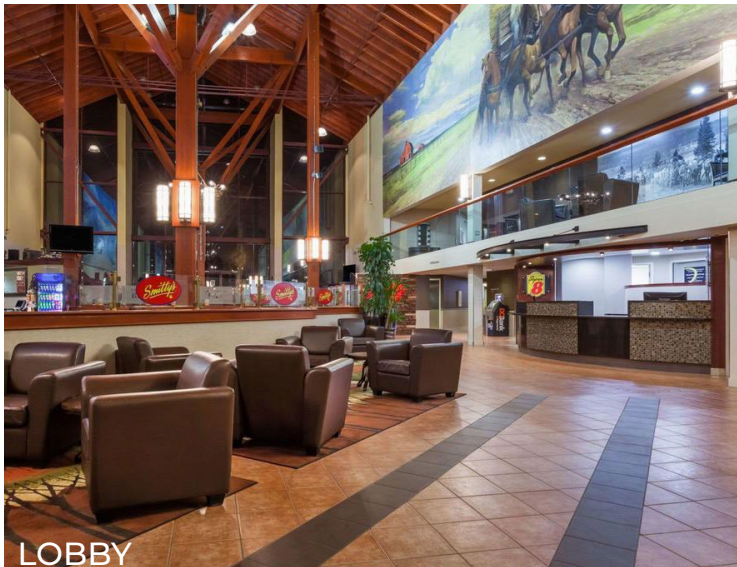
UNIT 6



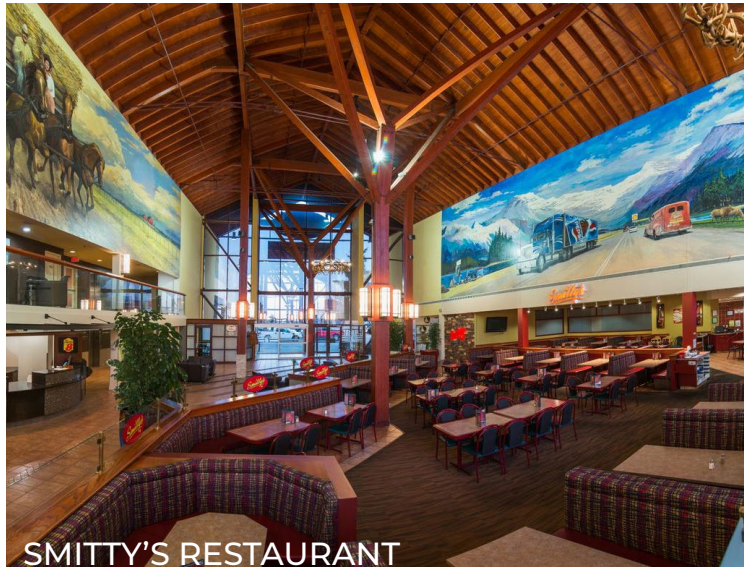
UNIT 1



UNIT 6



LOBBY



SMITTY'S RESTAURANT

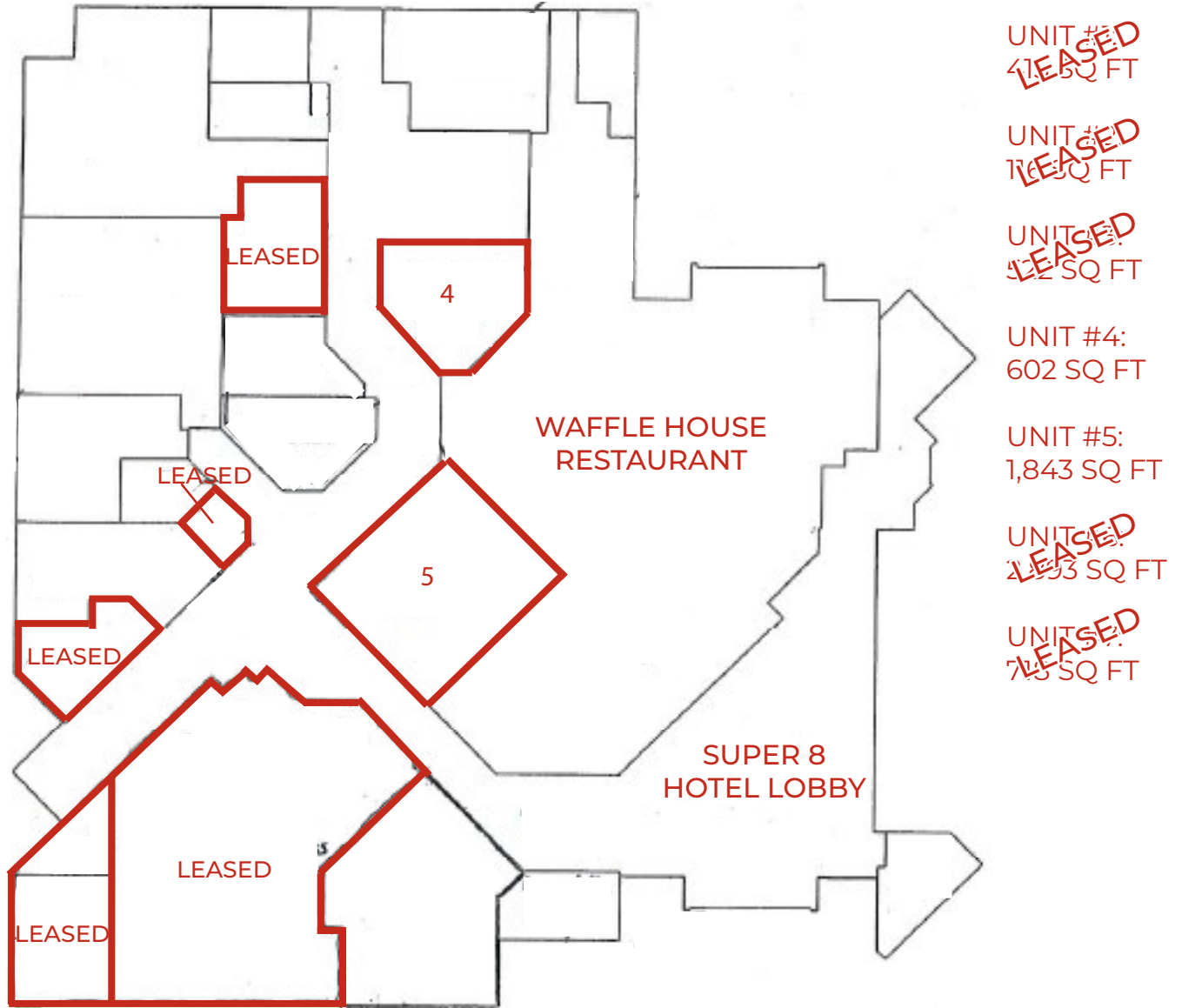


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FLOOR PLAN



Quality Based on Results, Not Promises.

Contact Us For More Information

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