

# 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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## PROPERTY DETAILS

MUNICIPAL ADDRESS	26 Strathmoor Drive, Sherwood Park, AB
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

## 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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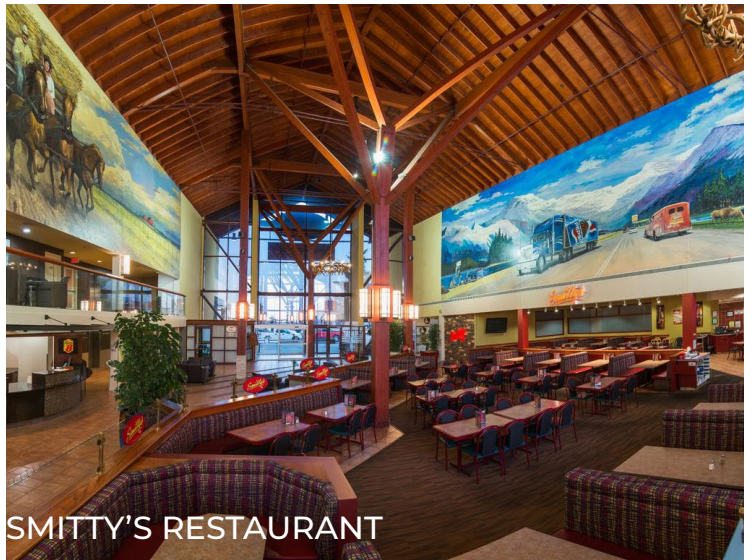
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## ADDITIONAL PHOTOS



LOBBY



SMITTY'S RESTAURANT

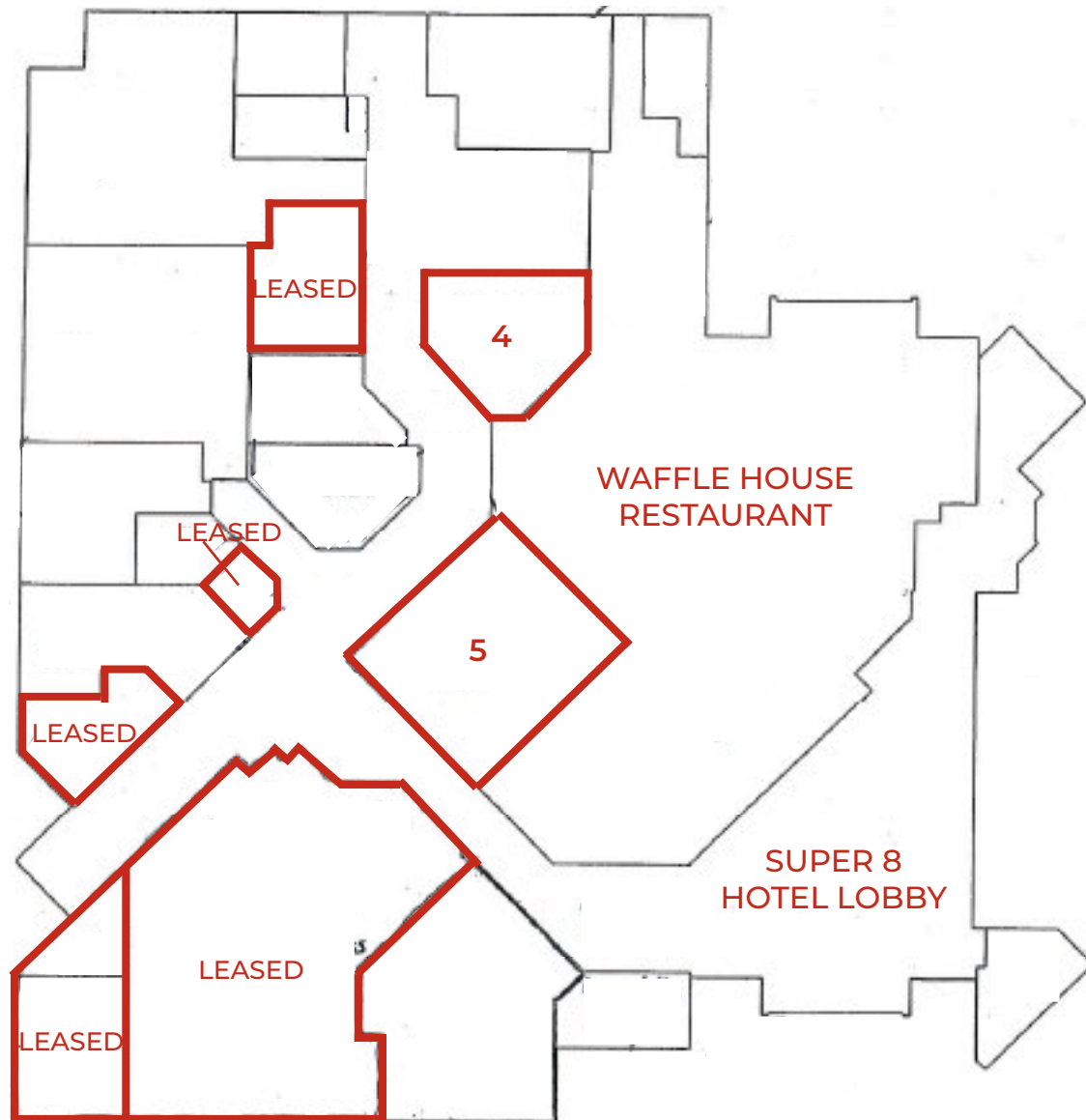


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## FLOOR PLAN



UNIT #1:  
~~LEASED~~  
415 SQ FT

UNIT #2:  
~~LEASED~~  
115 SQ FT

UNIT #3:  
~~LEASED~~  
512 SQ FT

UNIT #4:  
602 SQ FT

UNIT #5:  
1,843 SQ FT

UNIT #6:  
~~LEASED~~  
2,133 SQ FT

UNIT #7:  
~~LEASED~~  
715 SQ FT

Quality Based on **Results**, Not **Promises**.

### Contact Us For More Information



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