

FOR LEASE

WOODBIDGE GARDENS RETAIL

21 Sioux Road, Sherwood Park, AB



HIGHLIGHTS

- 1,350 sq ft (+/-) space available
- Build to suit option
- Unit is located on Broadmoor Blvd
- Great tenant mix

CONTACT

MARCUS SCHWABE

Senior Associate

T 780.423.7577 C 780.991.7539

marcus@royalparkrealty.com



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T 780.448.0800 F 780.426.3007
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PROPERTY DETAILS

ADDRESS	21 Sioux Road Sherwood Park AB
LEGAL DESCRIPTION	Plan: 7722065; Block: 8; Lot: 2
NEIGHBOURHOOD	Woodbridge Gardens
SIZE	1,350 sq ft (+/-) 1,095 sq ft (+/-) LEASED
ZONING	C1 – Community Commercial
POWER	100/200 Amp 3 Phase
PARKING	Shared (4.7 stalls per 1,000 sq ft)
YEAR BUILT	1976

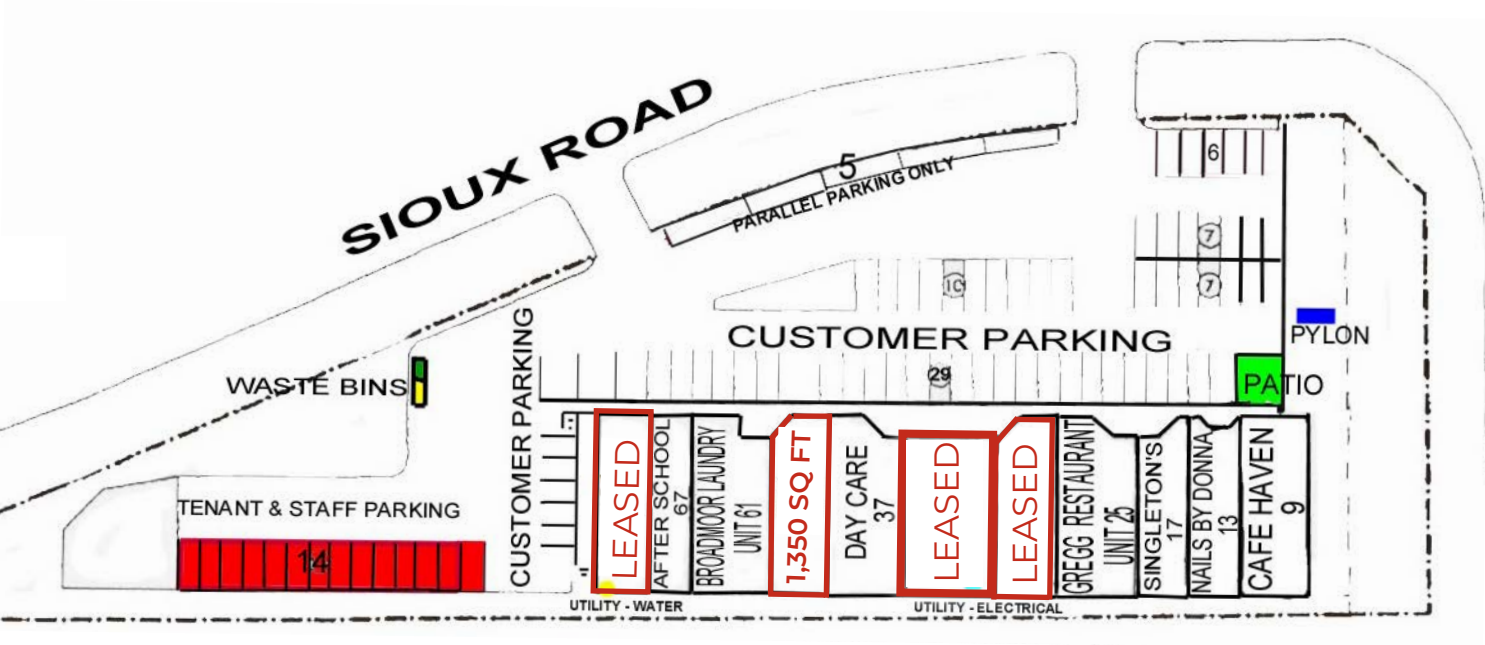
FINANCIALS

LEASE RATE	\$22.00/sq ft
OPERATING COSTS	\$14.50/sq ft (Est. 2024)
PYLON SIGNAGE	\$125.00/month
UTILITIES	Tenant's responsibility

ADDITIONAL INFORMATION

- *Tenant Mix: Coffee shop, Daycare, Nail Salon, Restaurant and Hair Salon*
- *Close to Anthony Henday, Whitemud and Sherwood Park Freeway*
- *Well located within Sherwood Park*
- *Close to residential, schools, retail and industrial*

SITE PLAN

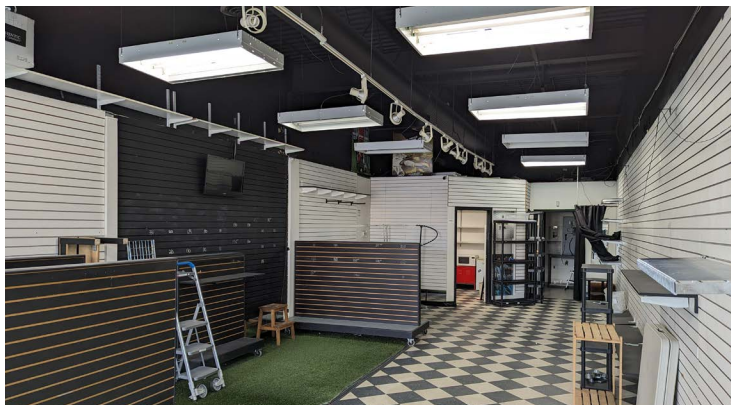
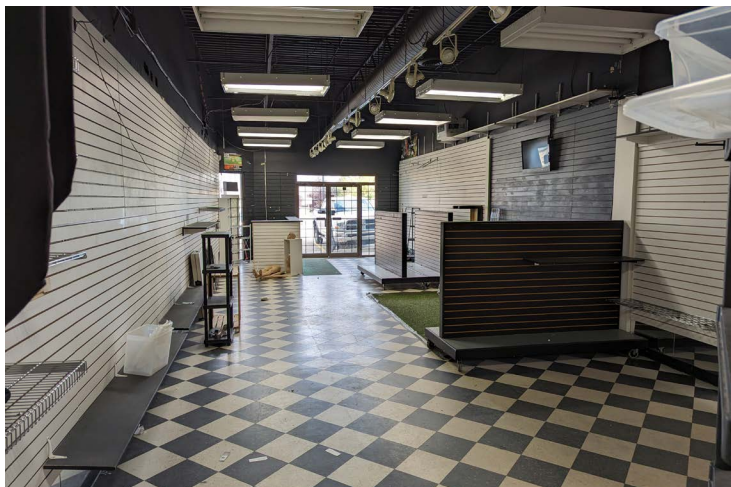
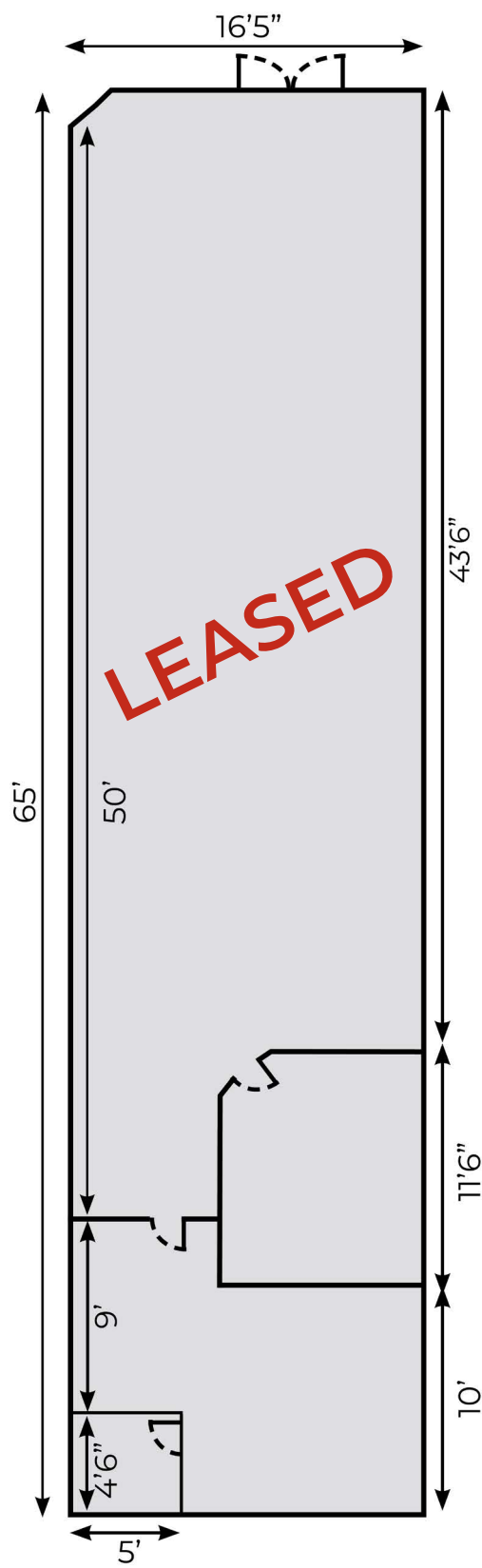


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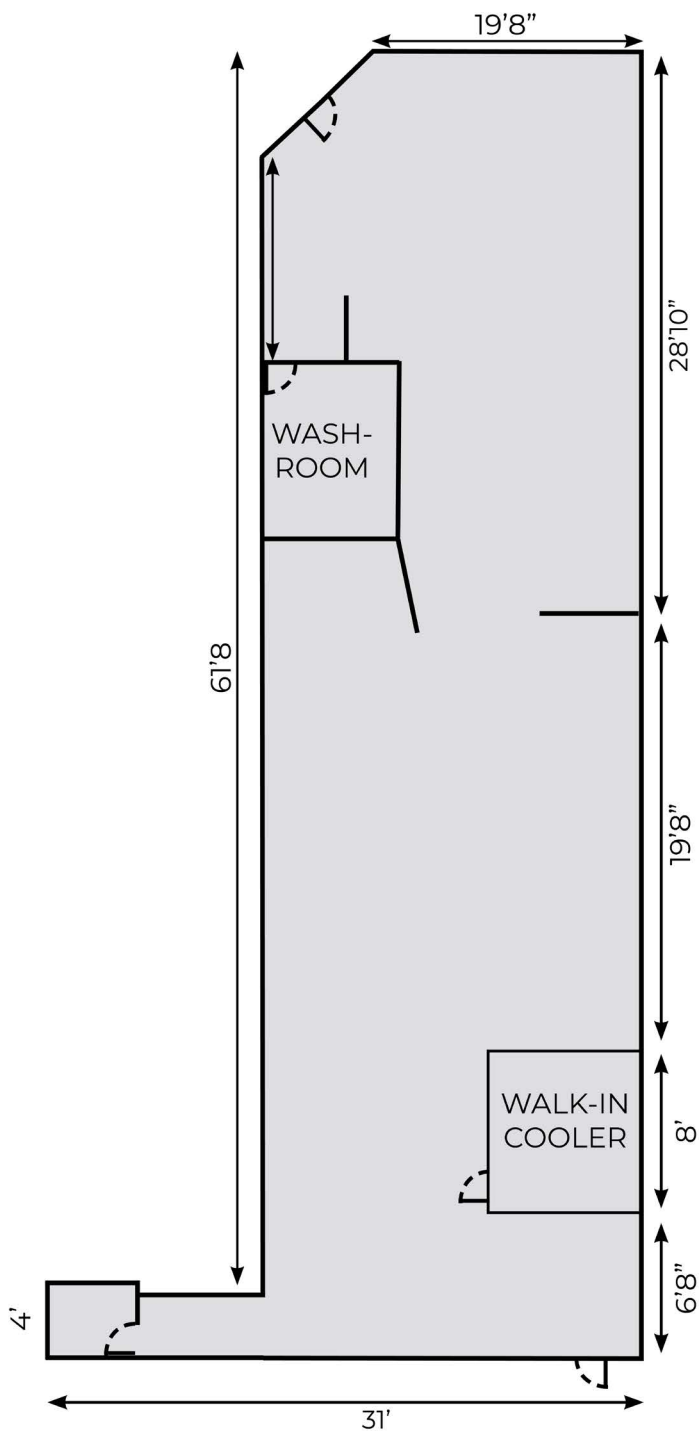
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FLOOR PLAN | Unit 29 - 1,095 Sq Ft (+/-)



The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

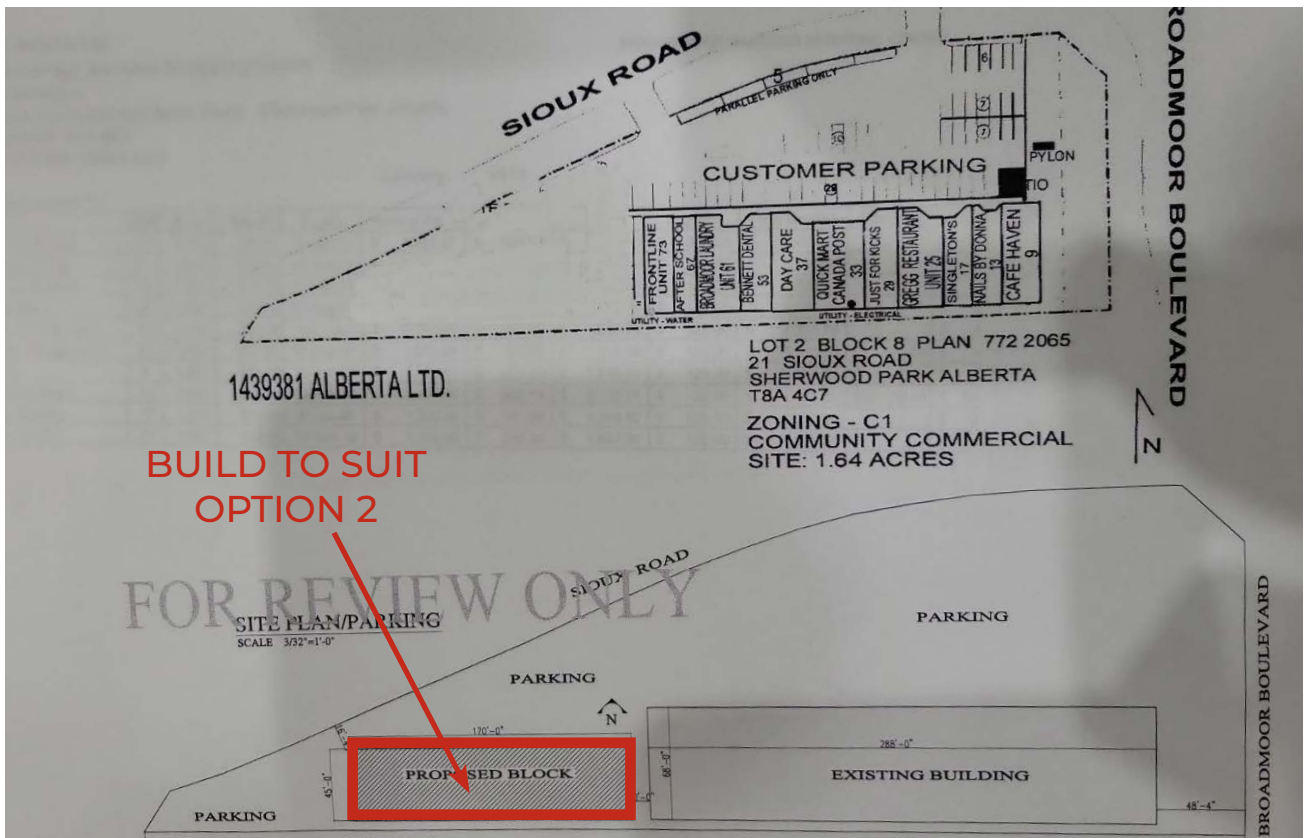
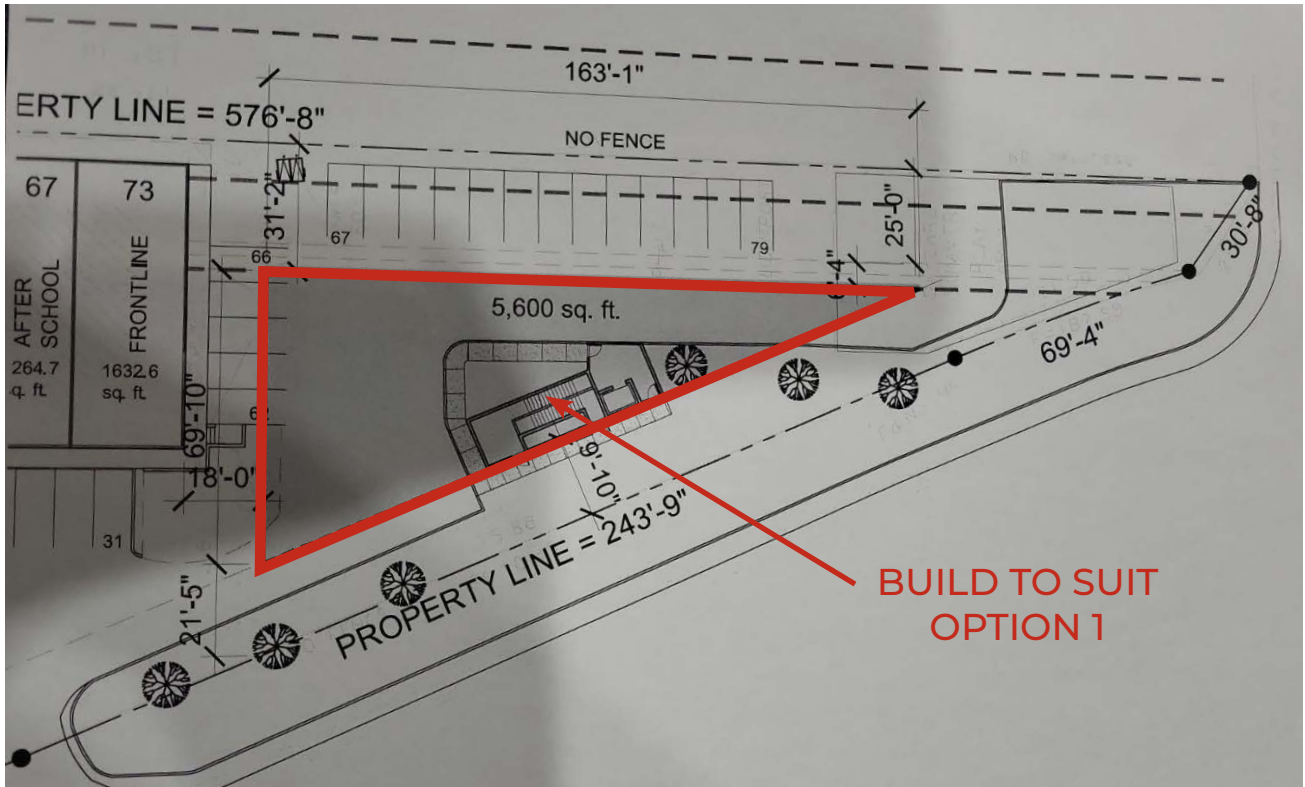
FLOOR PLAN | Unit 53 - 1,350 Sq Ft (+/-)



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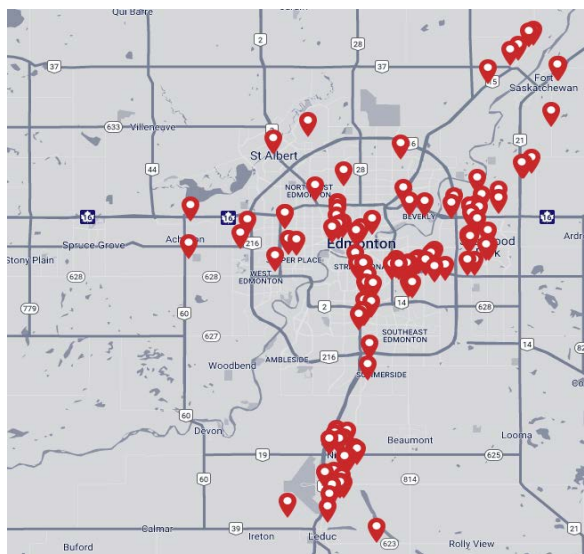


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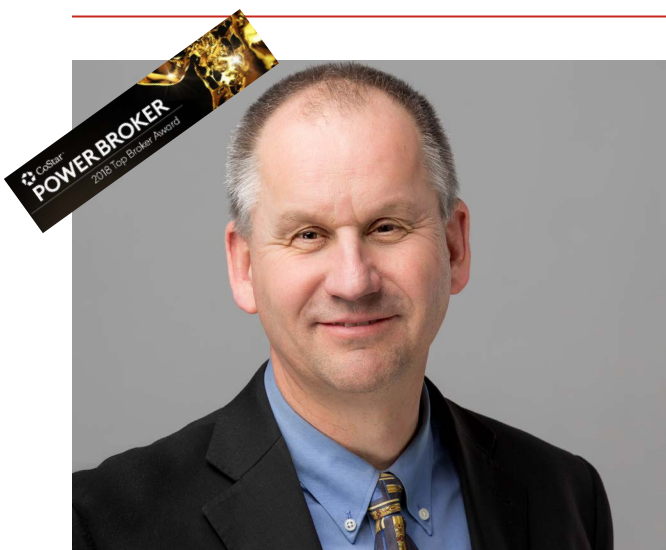
ABOUT ROYAL PARK REALTY



- 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, home building 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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