

# FOR LEASE

## BROADMOOR HERITAGE PLAZA 800 BROADMOOR BLVD SHERWOOD PARK, AB



### HIGHLIGHTS - NEW OWNERSHIP!

- Prime retail plaza strategically located on Broadmoor Blvd with excellent access
- 1,313 - 9,323 sq ft (+/-)
- Available for immediate possession
- Drive-thru opportunity available
- Join Shoeless Joe's Sports Grill, Japanese Village, Gem Gallerie, Mills Haven Dental, Royal Pizza, Bro's Liquor and more!

### CONTACT

#### JOEL WOLSKI

Director, Associate

T 780.423.7599

C 780.904.5630

joel@royalparkrealty.com

#### SCOTT ENDRES

Director, Associate

T 780.423.7588

C 780.720.6541

scott@royalparkrealty.com

#### ERIC STANG

Director, Associate

T 780.423.7585

C 780.667.9605

eric@royalparkrealty.com

#### JOANNA LEWIS

Associate

T 780.423.7580

C 780.999.9642

joanna@royalparkrealty.com

#### TYLER WEIMAN

Associate

T 780.423.7578

C 780.995.0028

tyler@royalparkrealty.com



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6940-76 Avenue NW Edmonton, AB T6B 2R2

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	800 Broadmoor Blvd, Sherwood Park, AB
LEGAL DESCRIPTION	Condo Plan: 1620658; Units: 1-8
ZONING	C5 (Service Commercial)
TYPE OF SPACE	Retail/Office
SIZE	1,313 - 9,323 sq ft
HVAC	Yes
PARKING	Ample surface parking 3.2/1,000 sq ft 214 stalls total
POSSESSION	Immediate

## FINANCIALS

LEASE RATE	Starting at \$26.00/sq ft
OPERATING COSTS	\$10.00/sq ft (property taxes, building insurance, property maintenance, management fee)
TERM	5 - 10 years

## ADDITIONAL INFO

- Drive-thru opportunities
- Existing build out vacancy is the former UFC Gym
- TI allowance negotiable

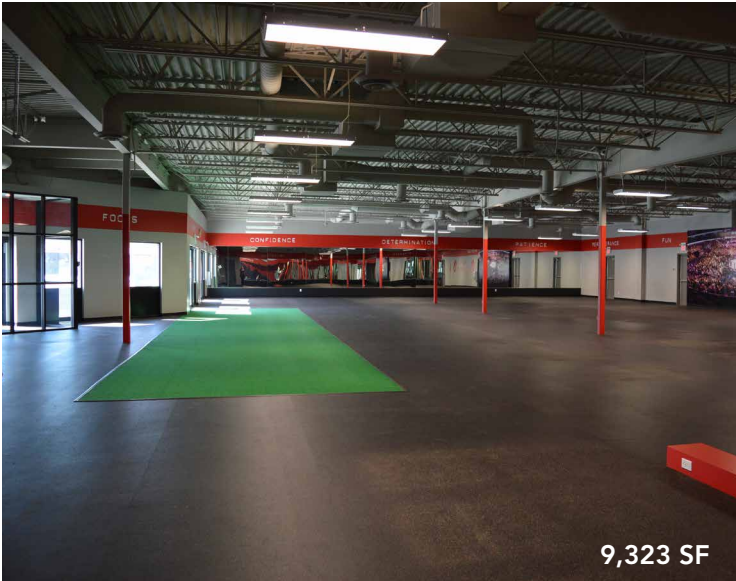


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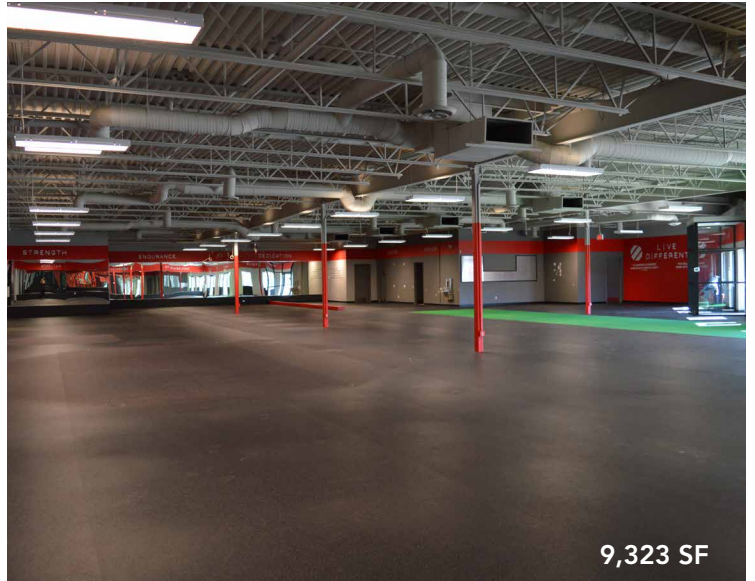
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# ADDITIONAL PHOTOS



9,323 SF



9,323 SF



9,323 SF



2,626 SF



1,313 SF



5,200 SF



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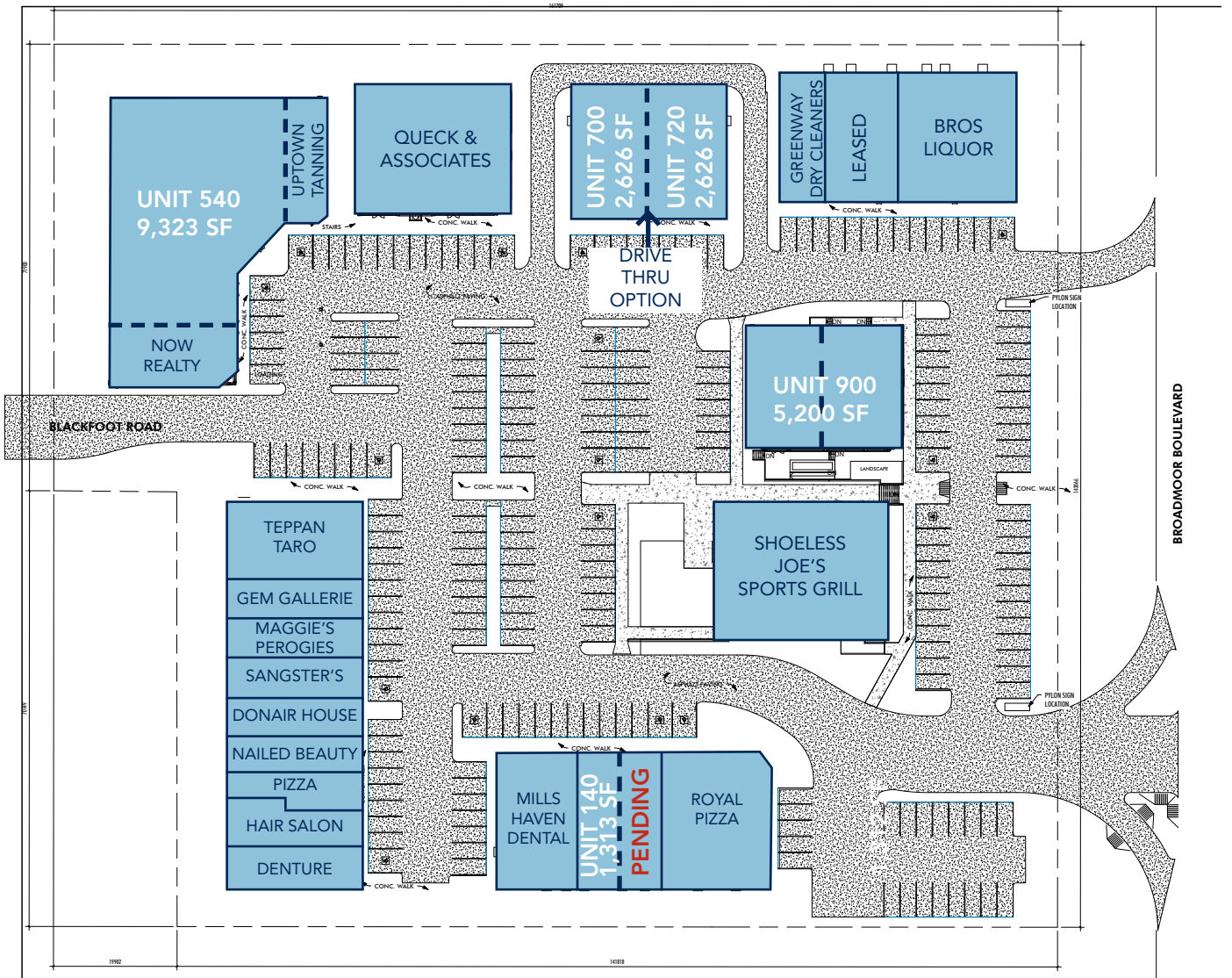
# ADDITIONAL PHOTOS



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# PROPERTY LOCATION & FLOOR PLAN



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