FOR LEASE

SHERWOOD PLAZA

101 Granada Boulevard, Sherwood Park, AB

HIGHLIGHTS

- Great location in Sherwood Park
- 1,331 sq ft and 1,571 sq ft (+/-) available
- Tenants include: Medicine Shoppe, Little Caesars Pizza, Day Care, Vet, Restaurants. Booster Juice, Liquor Barn, Pet Store
- Very good access and parking in a high traffic location
- Close to County offices and recreational facilities
- Large residential population within walking distance

CONTACT

MARCUS SCHWABE
Senior Associate
T 780.423.7577 C 780.991.7539
marcus@royalparkrealty.com

360° VIRTUAL TOUR

ROYAL PARK REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4
royalparkrealty.com

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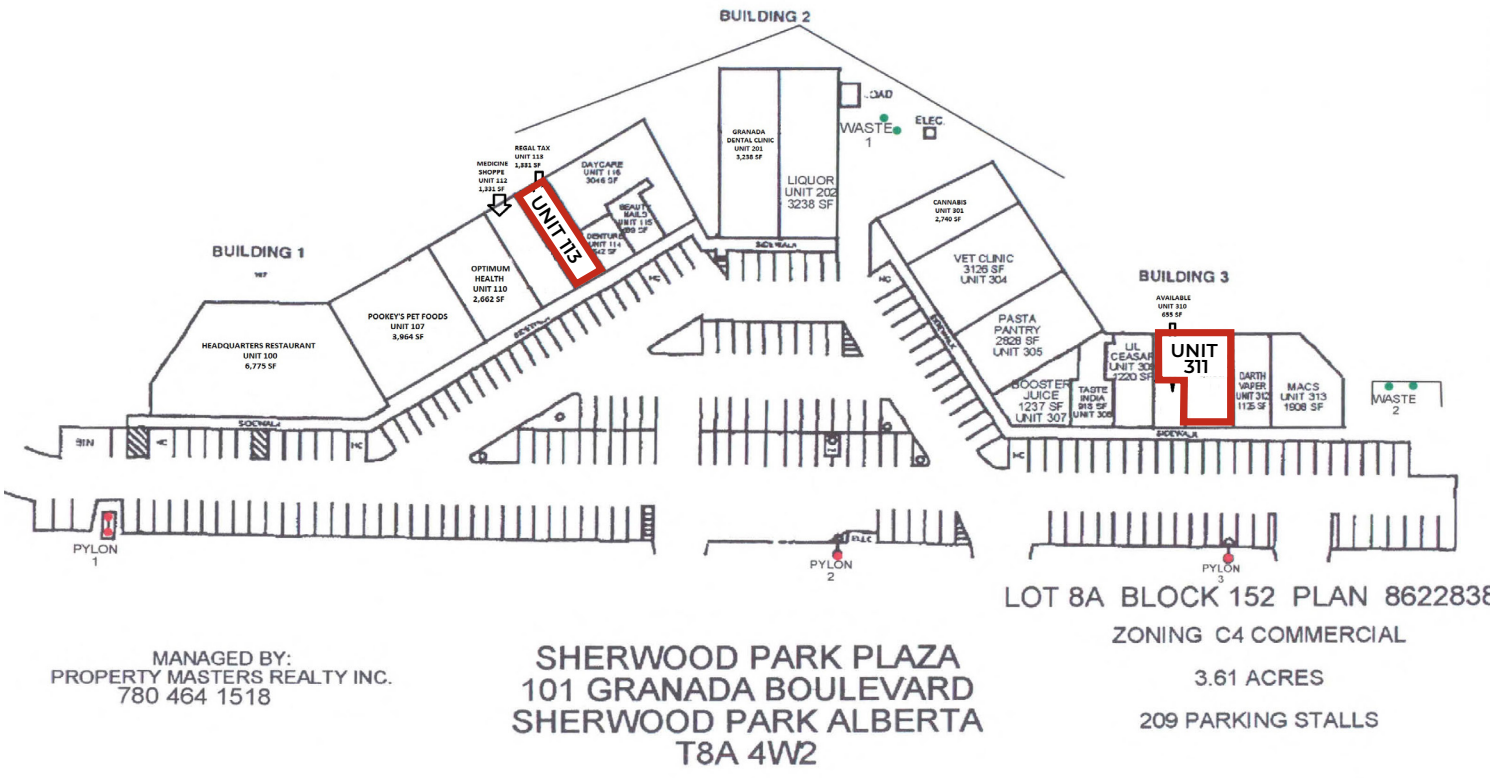
PROPERTY DETAILS

ADDRESS	Sherwood Park Plaza 101 Granada Boulevard, Sherwood Park, AB
LEGAL ADDRESS	Plan: 8622838; Block: 152; Lot 8A
TYPE OF BUILDING	Retail
ZONING	C4 (Major Commercial)
POSSESSION	Immediate
PARKING	Scrambled
UNIT 113 **UNIT 311**	1,331 sq ft (+/-) 1,571 sq ft (+/-)
AVAILABLE	Immediate
HVAC	RTU
LIGHTING	Fluorescent

FINANCIALS

LEASE RATE	$25.00/sq ft
OPERATING COSTS	$14.00/sq ft (Est. 2023)

SITE PLAN



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UNIT 311 PHOTOS

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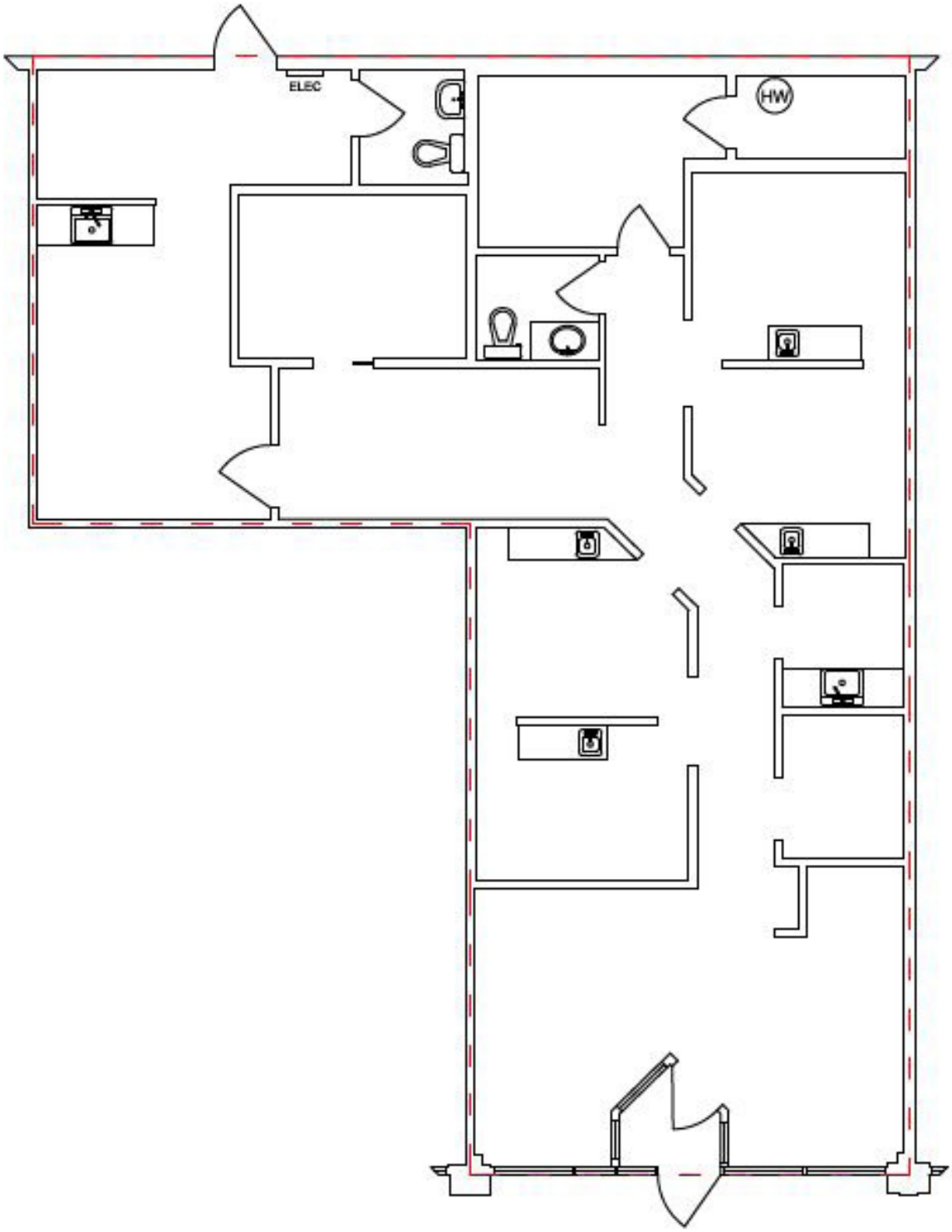
UNIT 311 FLOOR PLAN (Drawing for illustration purposes only, actual may vary.)



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UNIT 113 PHOTOS

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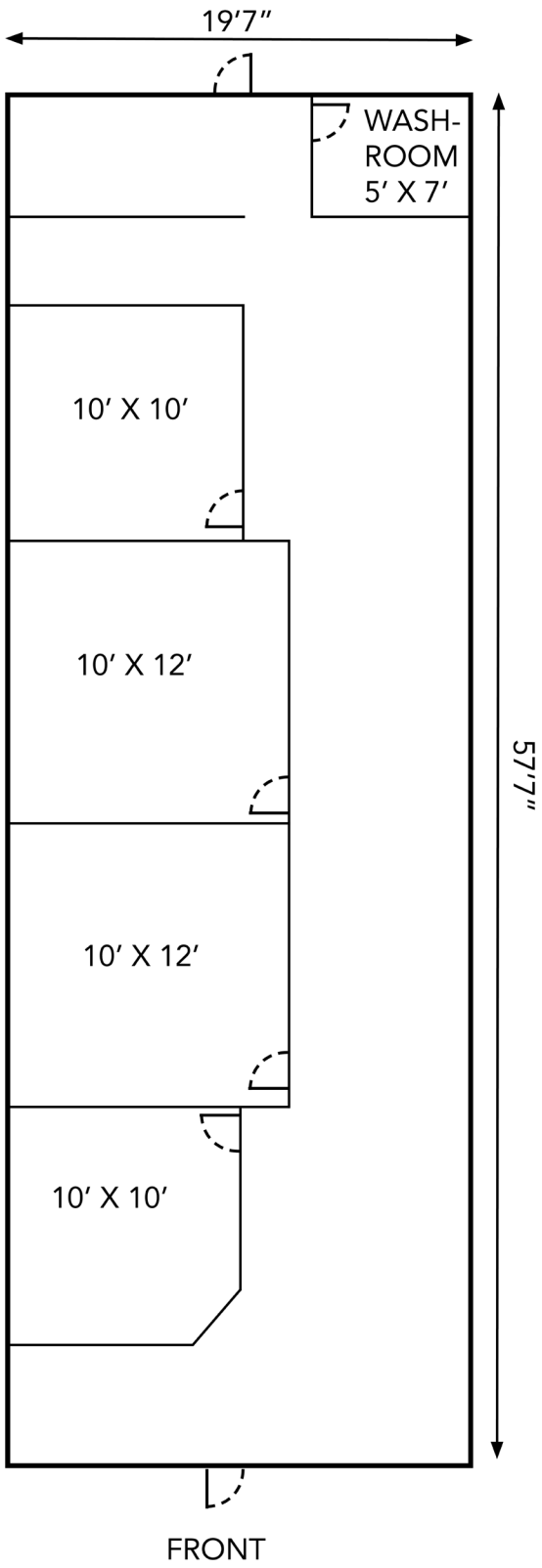
UNIT 113 FLOOR PLAN (Drawing for illustration purposes only, actual may vary.)



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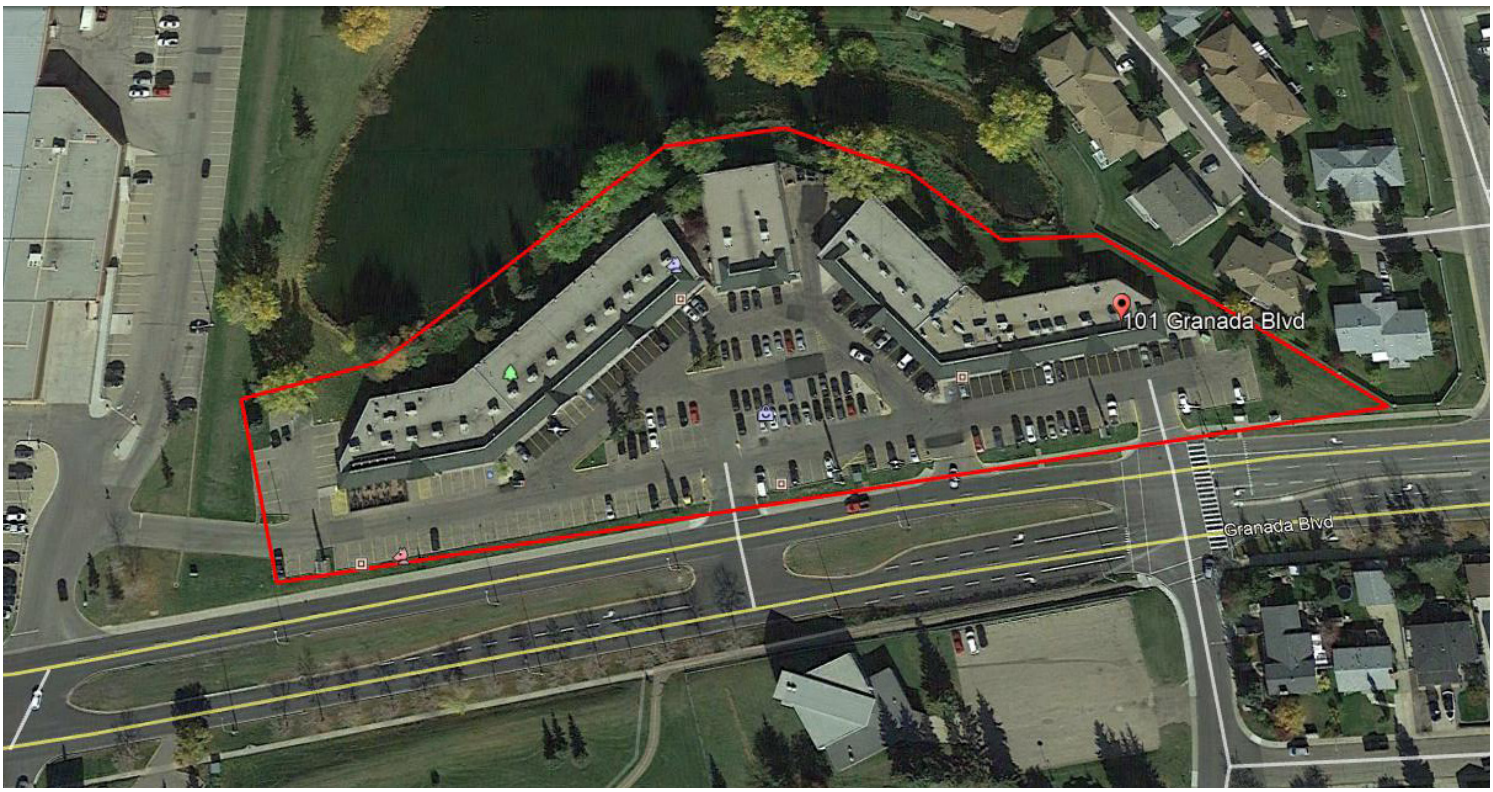
LOCATION MAP



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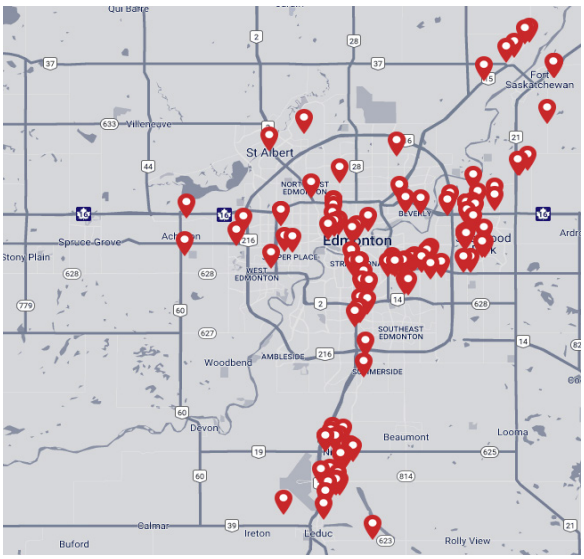
ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 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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