

# FOR LEASE

## VILLAGE MARKET

Units #65 and #71, 993 Fir Street, Sherwood Park, AB



### HIGHLIGHTS

- Village Market is a high profile commercial development located within Sherwood Park
- Unit 65 – 4,976 sq ft (+/-)
- Unit 71 – 2,573 sq ft (+/-) plus 535 sq ft (+/-) mezzanine (mezzanine at no additional charge)
- Easy access to Wye Road, Sherwood Park Freeway and Anthony Henday
- Join Tenants like Safeway, London Dugs, Scotiabank, IHOP and Tim Hortons

### CONTACT

#### MARCUS SCHWABE

Senior Associate

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#### TYLER WEIMAN, SIOR

Partner, Associate

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**360°**  
**VIRTUAL TOUR**



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## PROPERTY DETAILS

|                            |  |
|----------------------------|--|
| <b>MUNICIPAL ADDRESSES</b> | #65, 993 Fir Street,<br>Sherwood Park, AB<br>#71, 993 Fir Street,<br>Sherwood Park, AB |
| <b>LEGAL DESCRIPTION</b>   | Plan 8121605, Block D Lot 6  |
| <b>ZONING</b>              | C2 (Arterial Commercial)   |
| <b>NEIGHBOURHOOD</b>       | Village Market   |
| <b>UNIT SIZES</b>          |  |
| <b>UNIT 65</b>             | 4,976 sq ft (+/-)  |
| <b>UNIT 71</b>             | 2,573 sq ft (+/-) plus 535 sq ft (+/-) mezzanine                                       |
| <b>PARKING</b>             | Ample surface parking  |
| <b>POWER</b>               | 250 amp, 3P 120/208V per unit  |

## FINANCIALS

|                     |   |
|---------------------|---|
| <b>LEASE RATE</b>   | Market                                  |
| <b>CAM (2024)</b>   | \$9.06/sq ft                            |
| <b>TAXES (2024)</b> | \$6.02/sq ft                            |
| <b>PYLON</b>        | \$250/month (depending on availability) |
| <b>TI ALLOWANCE</b> | \$20/sq ft                              |
| <b>POSSESSION</b>   | Immediate                               |

### DRIVE TIMES



- 20 MINS TO EDMONTON CITY CENTRE
- 25 MINS TO FORT SASKATCHEWAN
- 30 MINS TO ST. ALBERT
- 30 MINS TO EDMONTON INT'L AIRPORT

### TRAFFIC COUNT



- WYE ROAD -> 34,640
- SHERWOOD DRIVE -> 26,632



As a long time staple of the Sherwood Park neighbourhood, we're pleased to introduce this refreshed redevelopment that will act as the neighbourhood hub for all things retail. It will provide a new found vibrancy for the community, featuring a variety of opportunities for both national and local tenants. We're looking for a diverse mix of tenants who will better serve the neighbourhood.

Ideal tenant types include retailers such as quick service restaurants and personal services. This development is ideally situated on the corner of Sherwood and Wye road providing easy access to surrounding neighbourhoods, as well as various Strathcona County public transit stops.

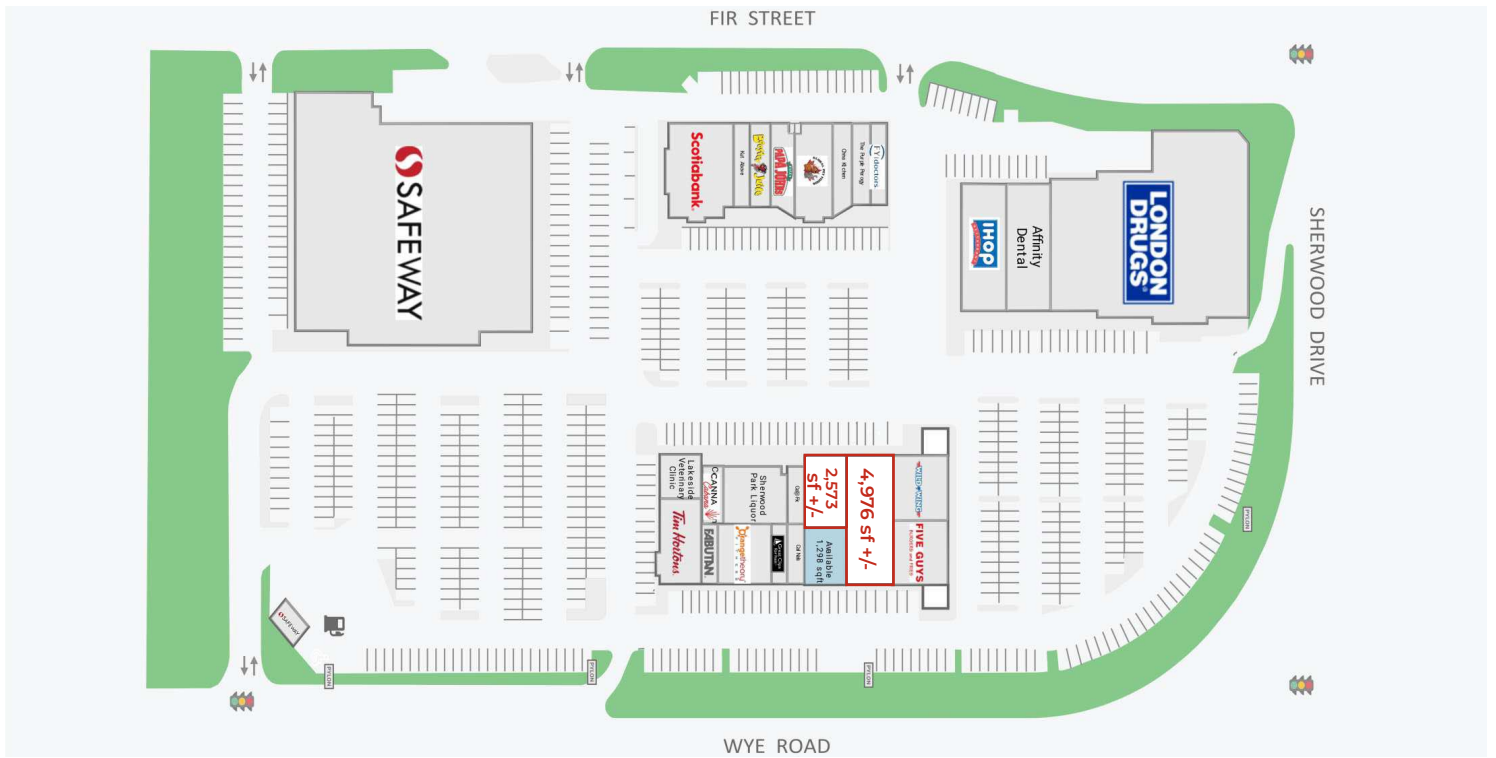


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# SITE PLAN



# AERIAL



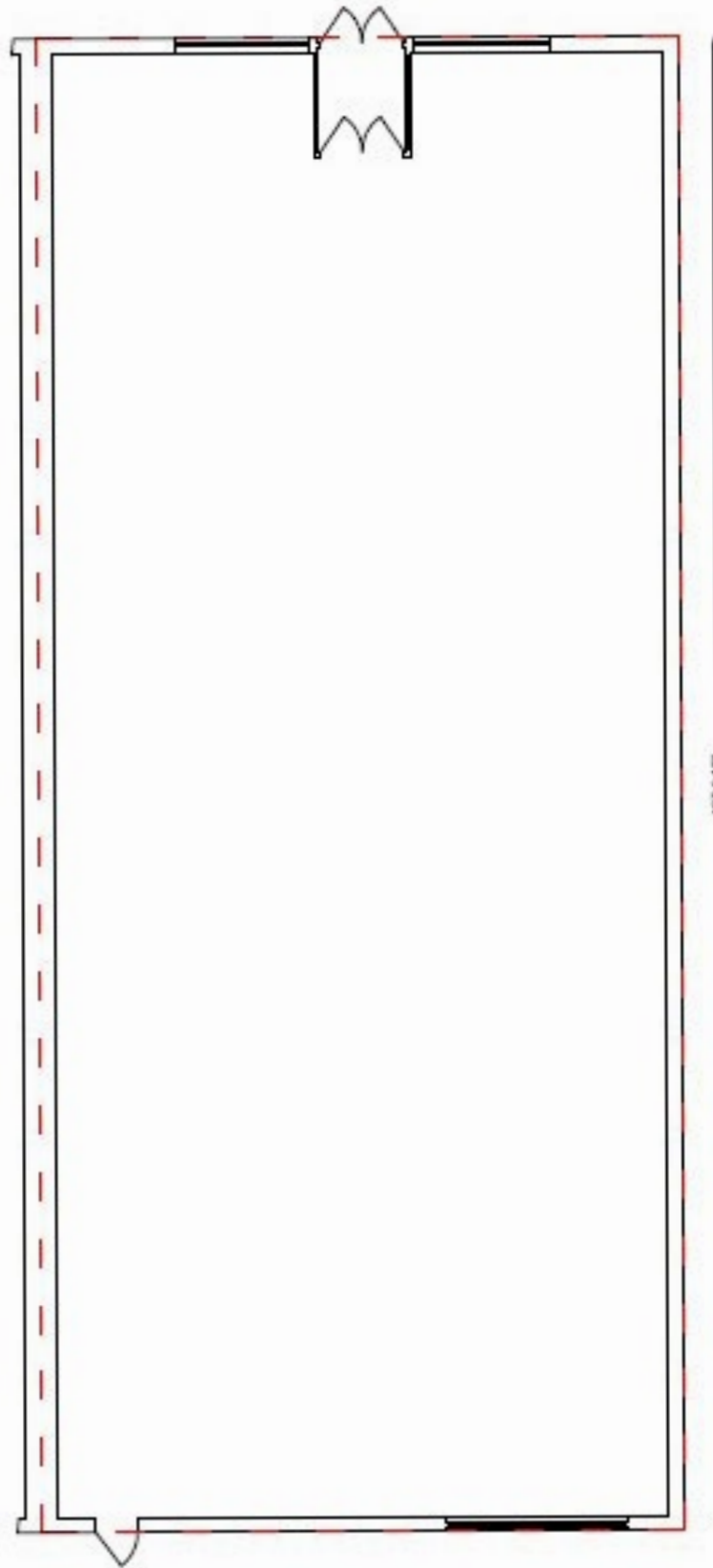
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

# FLOOR PLAN - UNIT 65 4,976 SQ FT (+/-)

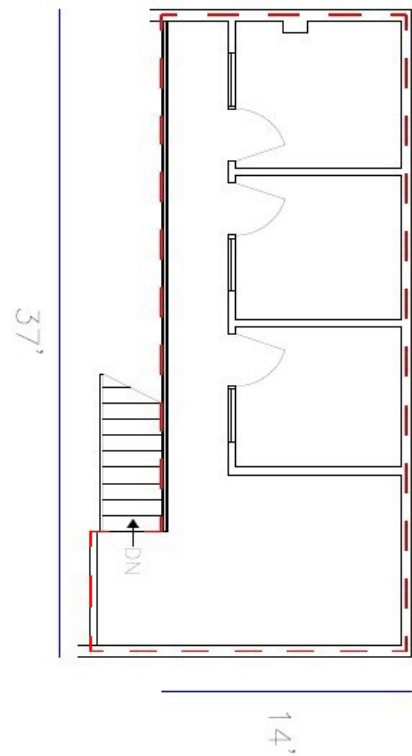
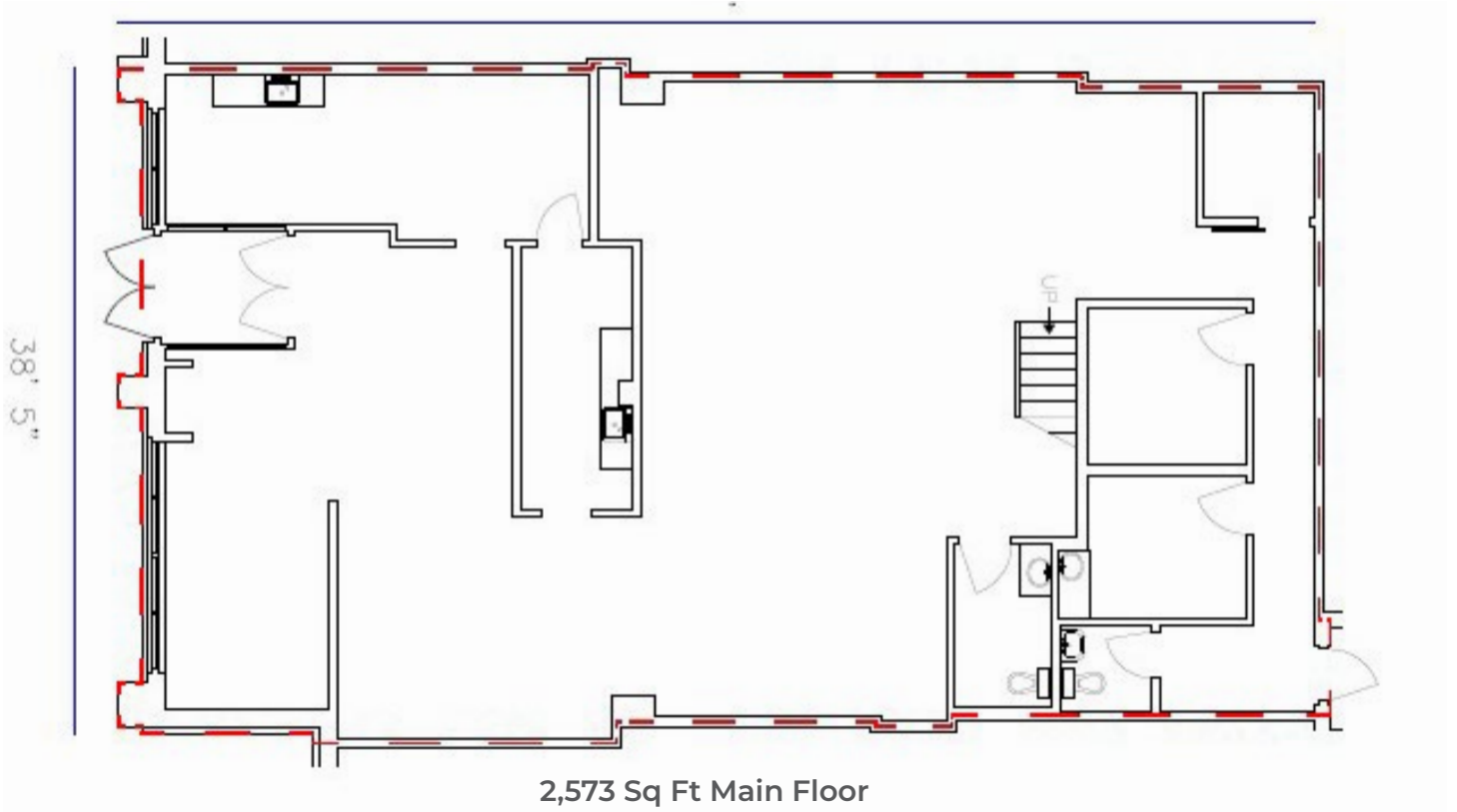


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# FLOOR PLAN - UNIT 71 2,573 SQ FT (+/-) WITH MEZZANINE



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## PHOTOS - UNIT 65



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# PHOTOS - UNIT 71



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# ABOUT STRATHCONA COUNTY

## Location



Strathcona County, located in the heart of Alberta, is an energetic and thriving community. Situated in the Capital Region of Edmonton, with enviable transportation access to CP / CN railway, major highways (Yellowhead, Queen Elizabeth II Highway, Anthony Henday), and a 30-minute drive to the Edmonton International Airport.

## Leading industries



Agriculture & agri-food



Hydrogen & petrochemicals



Technical services



Construction



Transportation



Manufacturing

## Demographics



**100,362** ★ 2022 Municipal Census

Population: Urban 73,000  
Rural 27,362



Average age



**22,000** ★ 2020-21 Alberta Open Data

Local highly-skilled graduates



**825,200** ★ 2020 Alberta Labour Market Division

Eligible workers in the region



**\$148,000** ★ 2020 Federal Census

Average household income

## Canada's energy engine



Strathcona County is part of Canada's largest hydrocarbon processing region - driving the economy, diversification, innovation, and quality of life.

## Business



Unique and supportive business community



**3,535**

Businesses with employees,  
10,702 businesses in total



**\$20+ billion**

Industrial projects announced, under construction, recently completed, or undergoing study

## Retail market



**1.5 million**

Market area population



**\$6.7 billion**

Household spending power



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## C2 - ARTERIAL COMMERCIAL

### Purpose:

To provide for a diversity of commercial businesses in planned centres displaying a high standard of appearance and design. This is normally located in highly visible locations along arterial roadways and includes more vehicle-oriented uses. They are for use by residents of Strathcona County and those beyond.

| Permitted Uses                        | Permitted Uses Cont'd          |
|---------------------------------------|--------------------------------|
| Animal grooming and day care facility | Retail, alcohol*               |
| Business support service              | Retail, convenience            |
| Care centre, intermediate             | Retail, general                |
| Care centre, major                    | Service station, major*        |
| Care centre, minor                    | Service station, minor*        |
| Convenience vehicle rental            | Utility service, minor         |
| Custom workshops                      | Vehicle repair, major          |
| Emergency service                     | Vehicle repair, minor          |
| Entertainment, spectator              | Vehicle sale/rental            |
| Equipment, minor                      | Veterinary service, minor      |
| Financial service                     | Warehouse sale                 |
| Fleet service                         |                                |
| Food service, drive-in                |                                |
| Food service, restaurant              |                                |
| Food service, specialty               |                                |
| Funeral service                       |                                |
| Gas bar*                              |                                |
| Government service                    |                                |
| Greenhouse and plant nursery          |                                |
| Health service, minor                 |                                |
| Hotel                                 |                                |
| Household repair service              |                                |
| Landscaping sales and service         |                                |
| Library and exhibit                   |                                |
| Motel                                 |                                |
| Neighbourhood pub                     |                                |
| Nightclub                             |                                |
| Office                                |                                |
| Personal service establishment        |                                |
| Recreation, indoor                    |                                |
| Recycling drop-off                    |                                |
| Religious assembly, minor*            |                                |
|                                       | <u>Discretionary Uses</u>      |
|                                       | Amusement centre               |
|                                       | Commercial storage             |
|                                       | Contractor service, limited    |
|                                       | Drive-through vehicle service* |
|                                       | Education, private             |
|                                       | Education, public              |
|                                       | Flea market                    |
|                                       | Parking, non-accessory         |
|                                       | Private club                   |
|                                       | Retail, secondhand             |
|                                       | Truck and manufactured home    |
|                                       | Sale/rental                    |
|                                       | WECS, small*                   |

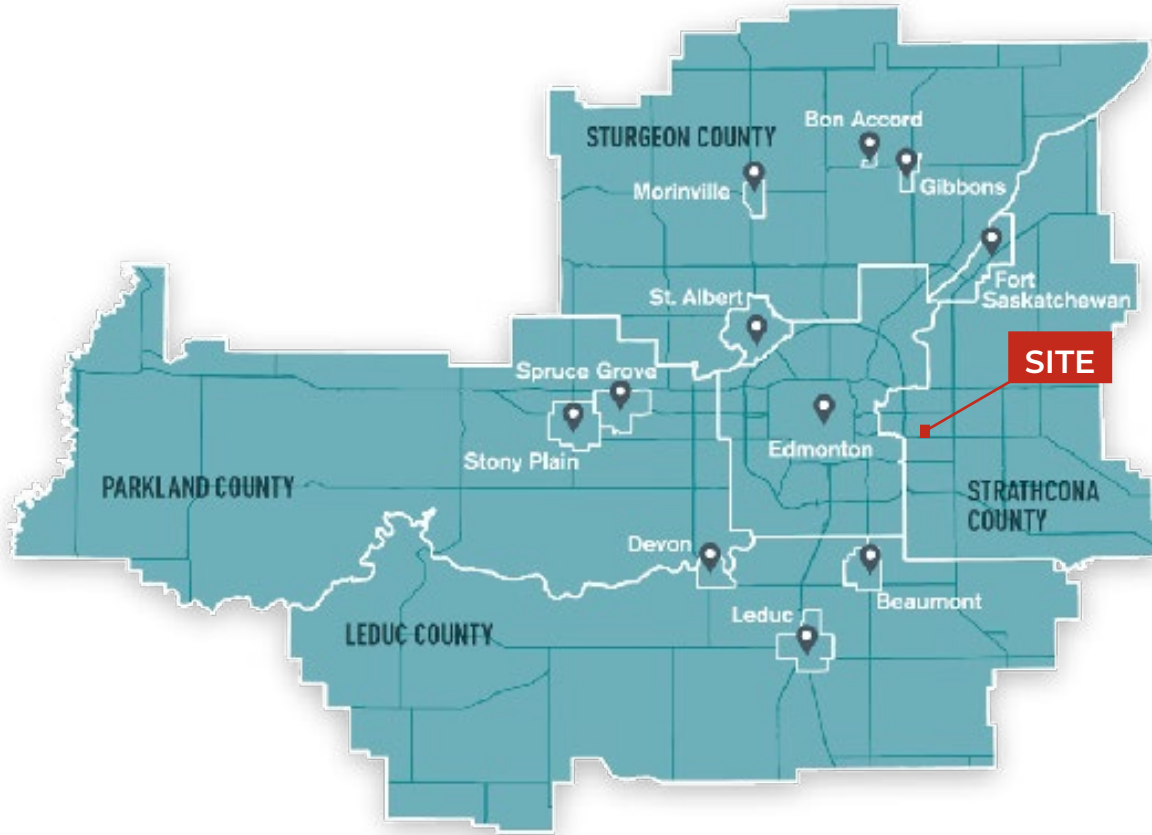


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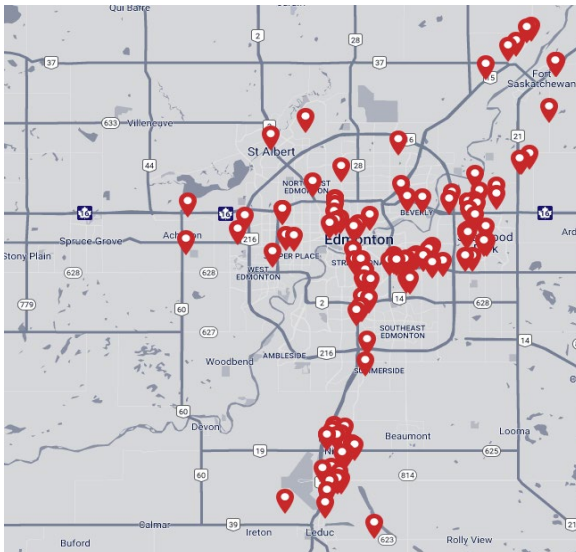
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# REGIONAL MAP



## 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



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## 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.

## TYLER WEIMAN, SIOR Partner, Associate - BIO



In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.

As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.



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