

FOR LEASE

VILLAGE MARKET

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

2 UNITS REMAINING



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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tyler@royalparkrealty.com



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PROPERTY DETAILS

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

FINANCIALS

LEASE RATE	Market
CAM (2023)	\$8.93/sq ft
TAXES (2023)	\$5.54/sq ft
PYLON	\$250/month (depending on availability)
TI ALLOWANCE	\$20/sq ft
POSSESSION	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 neighbour-

hood. 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.

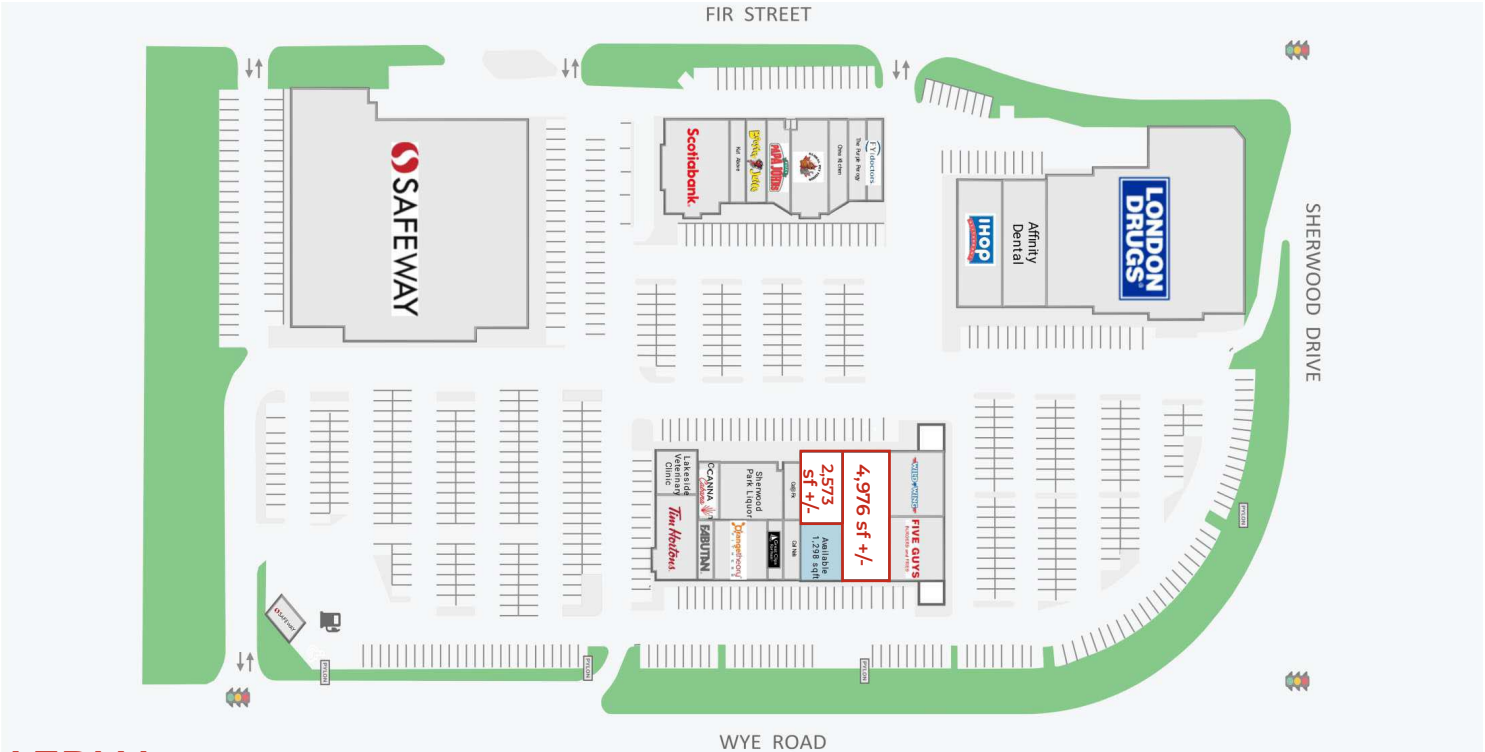


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SITE PLAN



AERIAL



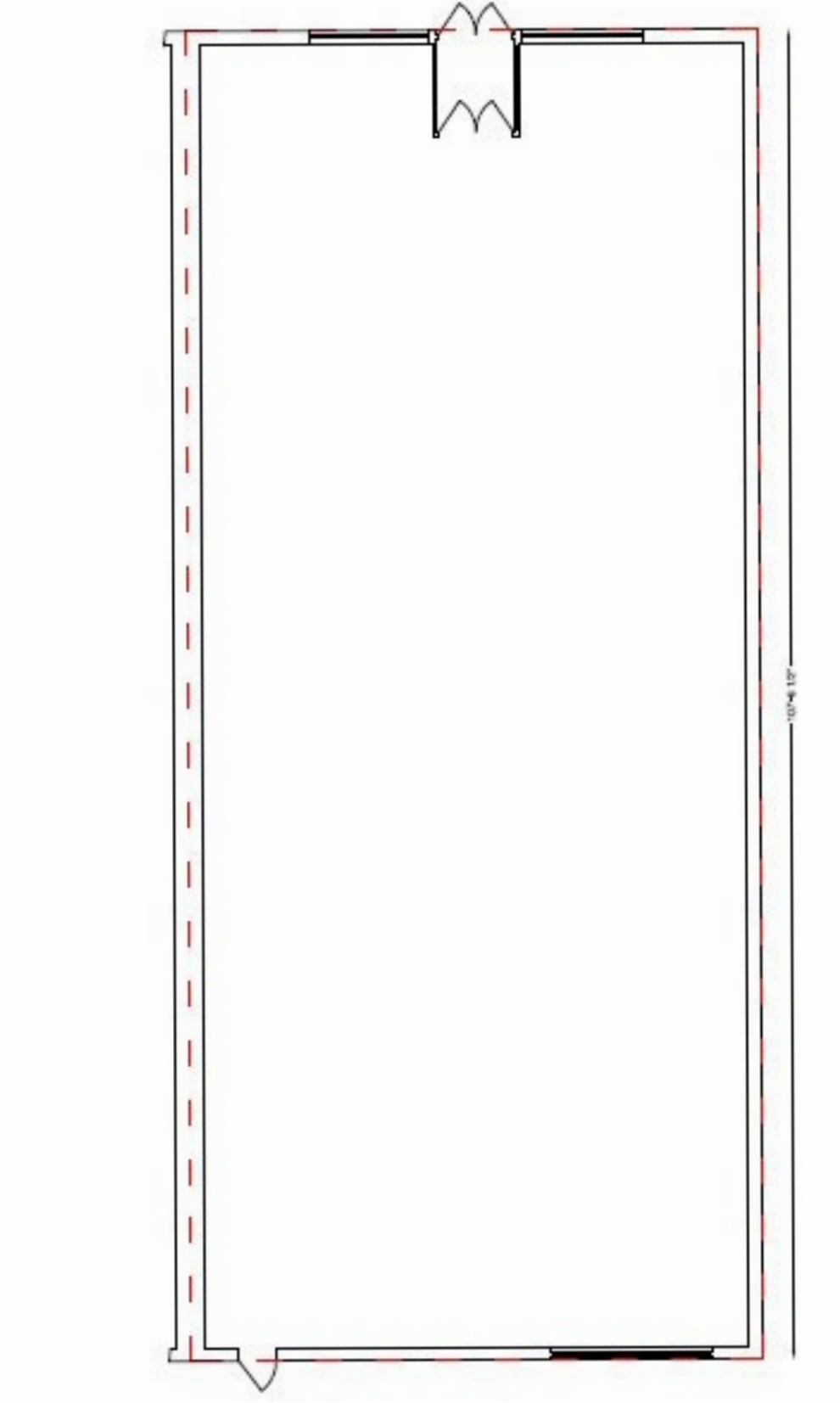


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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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



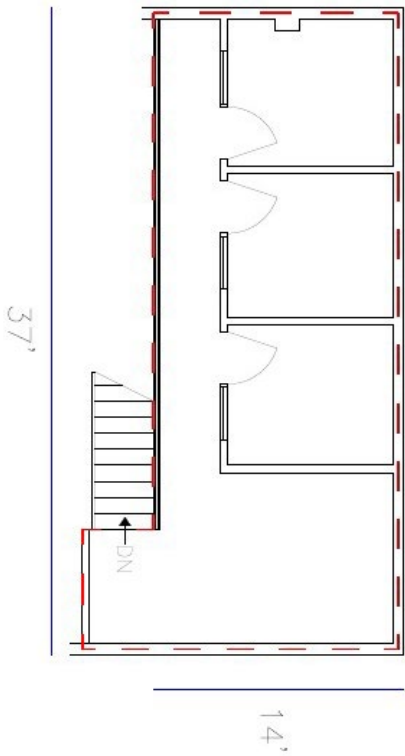
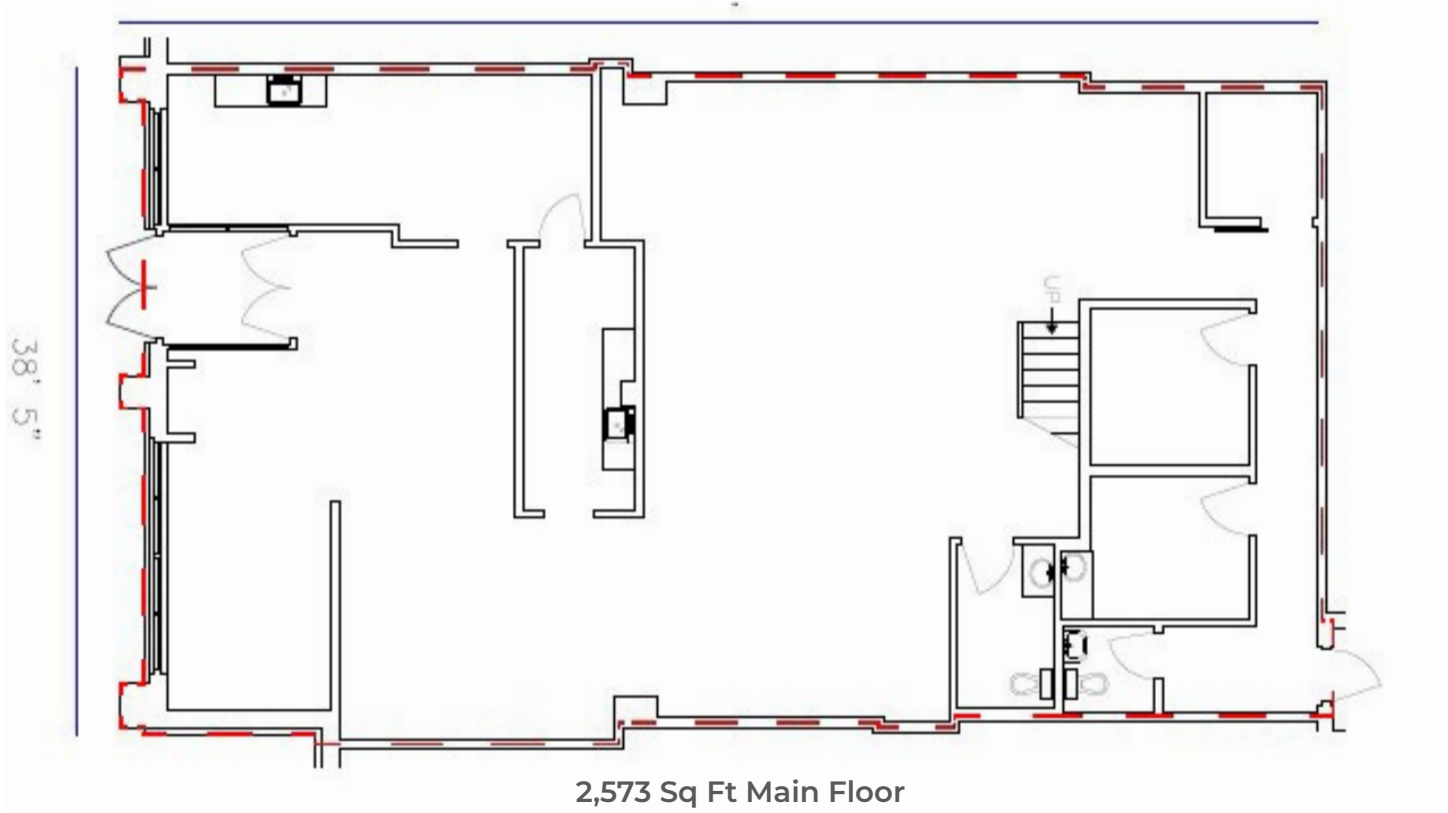
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FLOOR PLAN - UNIT 71 2,573 SQ FT (+/-) WITH MEZZANINE





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PHOTOS - UNIT 65

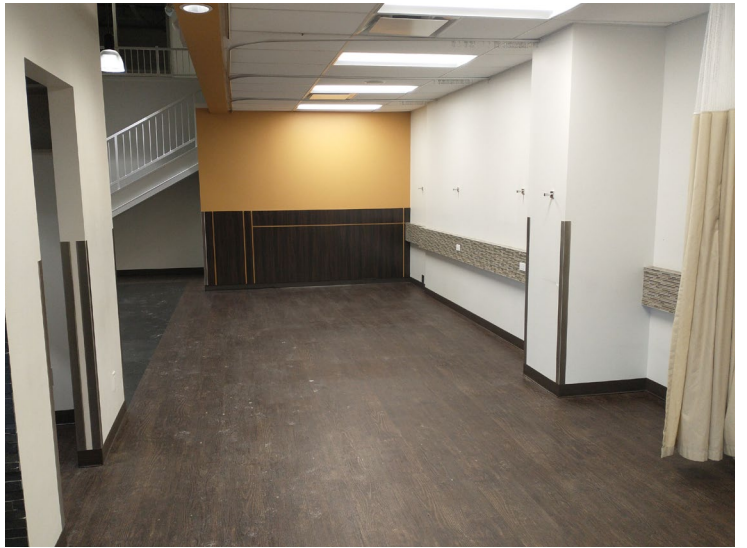


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PHOTOS - UNIT 71



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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

Permitted Uses	Permitted Uses Cont'd
Animal grooming and day care facility Business support service Care centre, intermediate Care centre, major Care centre, minor Convenience vehicle rental Custom workshops Emergency service Entertainment, spectator Equipment, minor Financial service 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*	Retail, alcohol* Retail, convenience Retail, general Service station, major* Service station, minor* Utility service, minor Vehicle repair, major Vehicle repair, minor Vehicle sale/rental Veterinary service, minor Warehouse sale <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*

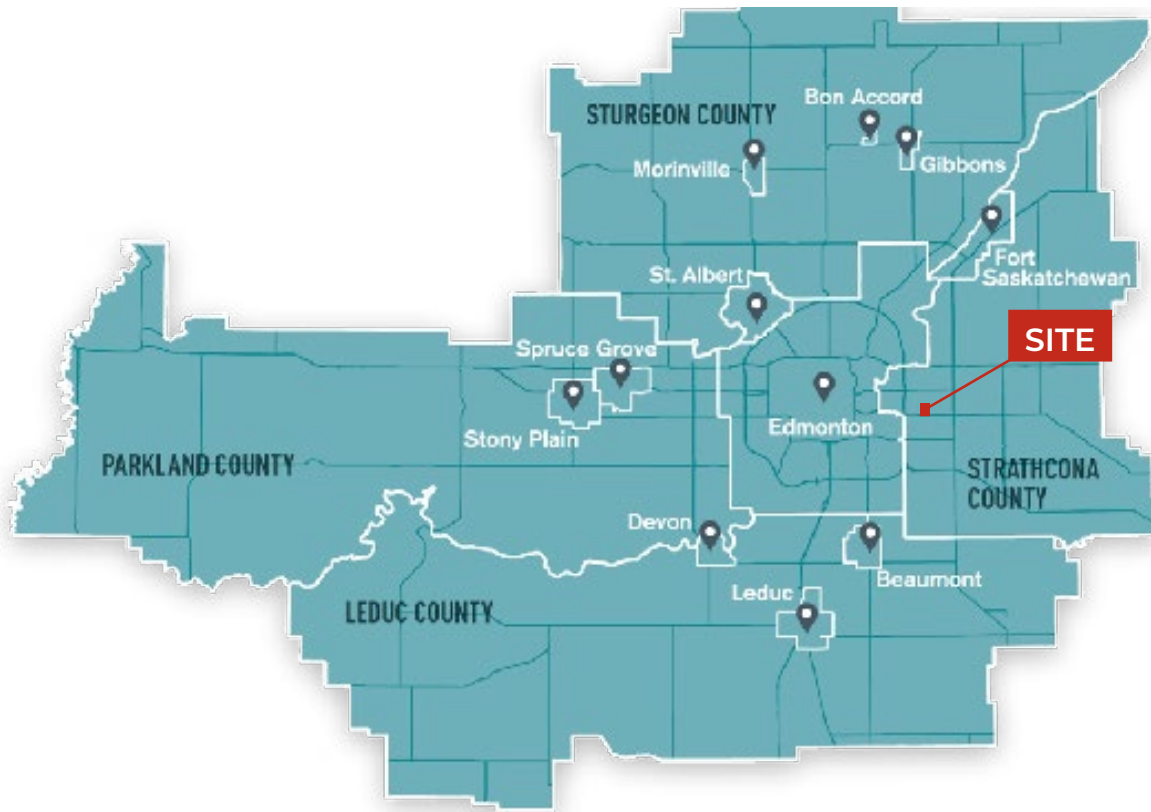


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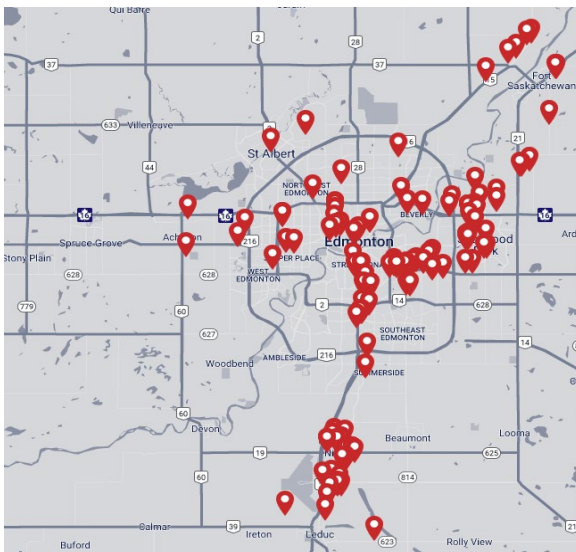
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REGIONAL MAP



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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