

FOR LEASE

VILLAGE PARK MALL

937 and 957 Fir Street, Sherwood Park, AB



HIGHLIGHTS

- High visibility from Wye Road/Sherwood Park Freeway
- Excellent access to Anthony Henday, Sherwood Park Freeway and Whitemud Drive
- Excellent opportunity for office or medical user
- Open space ready for tenant improvements
- Adjacent to Strathcona Bus Terminal
- Lobby renovation scheduled for Fall 2023 and exterior renovation scheduled for Spring 2024

CONTACT

SCOTT ENDRES

Partner, Broker

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JOEL WOLSKI

Director, Associate

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PROPERTY DETAILS

MUNICIPAL ADDRESSES	937 Fir Street and 957 Fir Street, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 6573KS; Lot:1
ZONING	C2 (Arterial Commercial)
NEIGHBOURHOOD	Village Park
UNIT SIZES	
937 MAIN FLOOR	Unit 102 - 1,151 sq ft (+/-) Unit 104 - 2,134 sq ft (+/-)
SECOND FLOOR	Unit 200 - 1,413 sq ft (+/-) Unit 201 - 922 sq ft (+/-)
957 MAIN FLOOR	Unit 100 - 1,749 sq ft (+/-)
PARKING	Ample surface parking
SIGNAGE	Facade and pylon

FINANCIALS

LEASE RATES	\$19.00/sq ft for main floor space \$16.00/sq ft for 2nd floor space
OP COSTS	\$10.09/sq ft
POSSESSION	Immediate
TI'S	Available

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

AERIAL

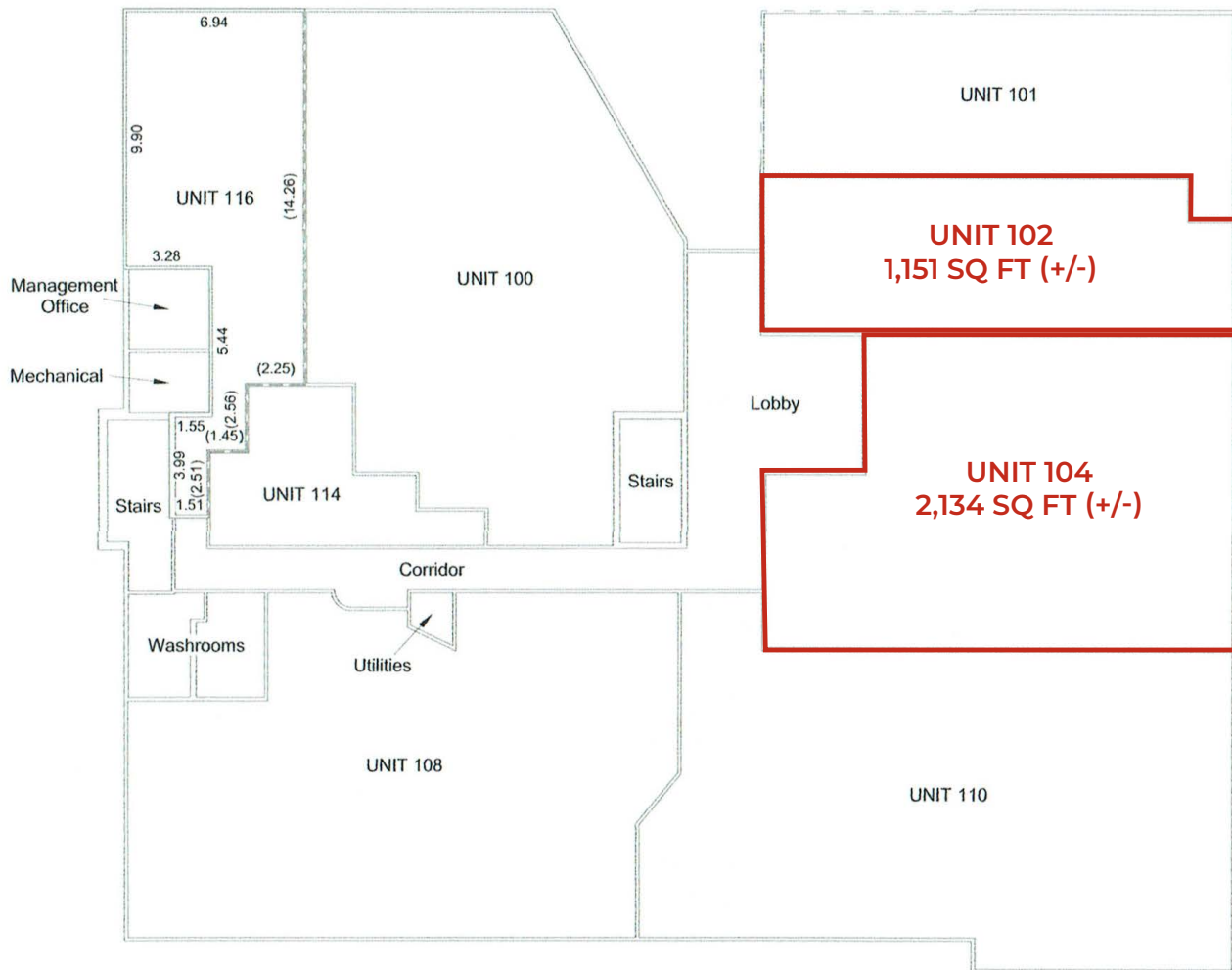


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FLOOR PLAN - 937 Fir Street, Main Floor



UNIT 102

- Reception
- Open area
- File System
- Kitchen
- 4 offices/examination rooms

UNIT 104

- Reception/waiting room
- Skylights
- Kitchen
- Private Washroom
- 11 offices/examination rooms

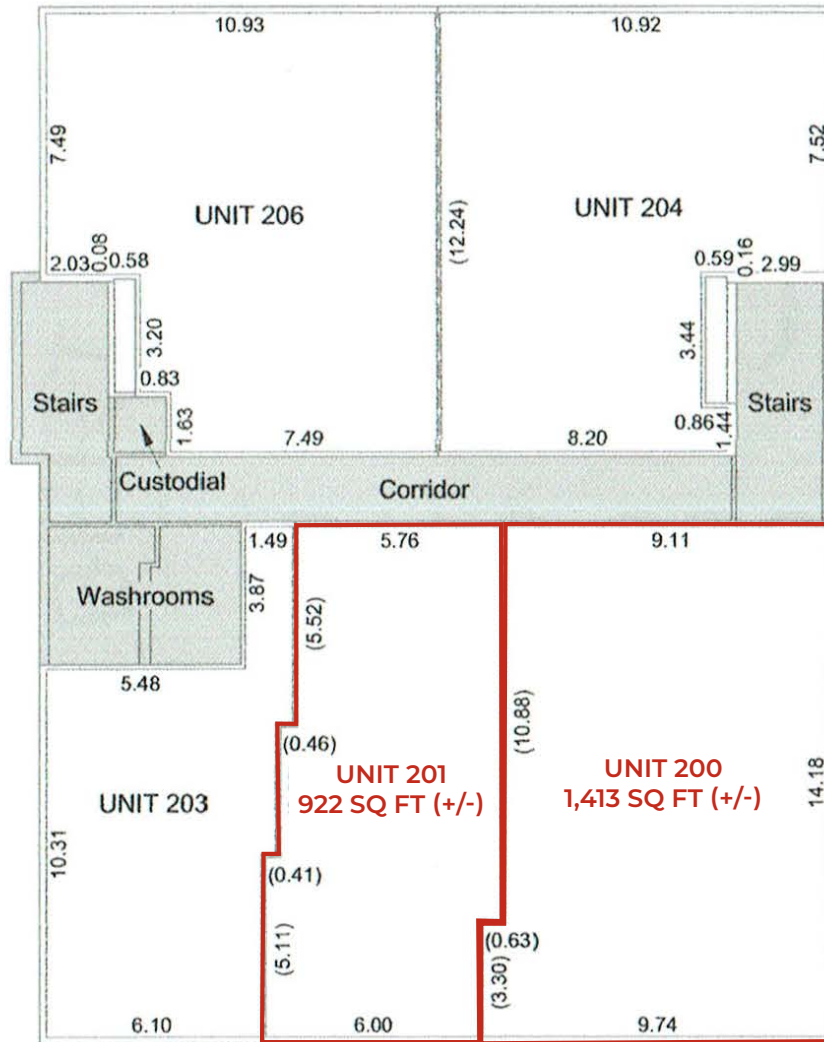


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FLOOR PLAN - 937 Fir Street, Second Floor



UNIT 201

- Reception
- Kitchen
- 2 large offices
- Bullpen

UNIT 200

- Corner unit
- Reception
- Kitchen
- Bullpen
- 4 large offices

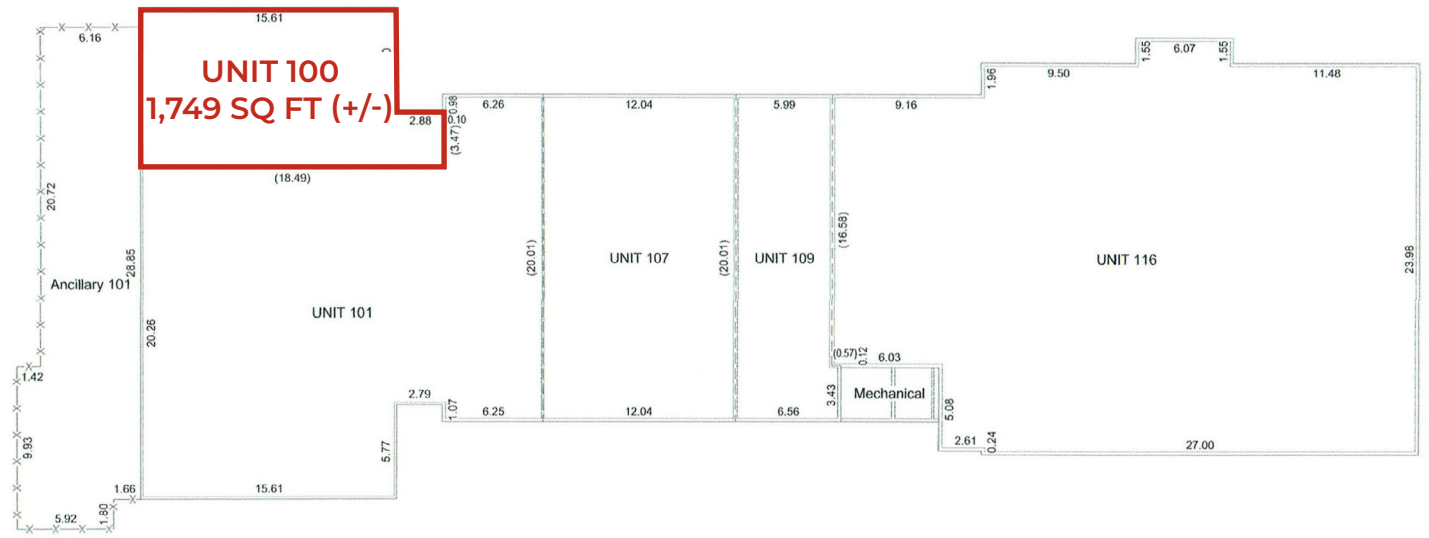


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FLOOR PLAN - 957 Fir Street



UNIT 100

- Corner unit
- Reception
- 2 washrooms
- Boardroom
- 8 offices



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PHOTOS - UNIT 102, 937 Fir Street



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PHOTOS - UNIT 104, 937 Fir Street





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PHOTOS - UNIT 200, 937 Fir Street



PHOTOS - UNIT 201, 937 Fir Street



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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*

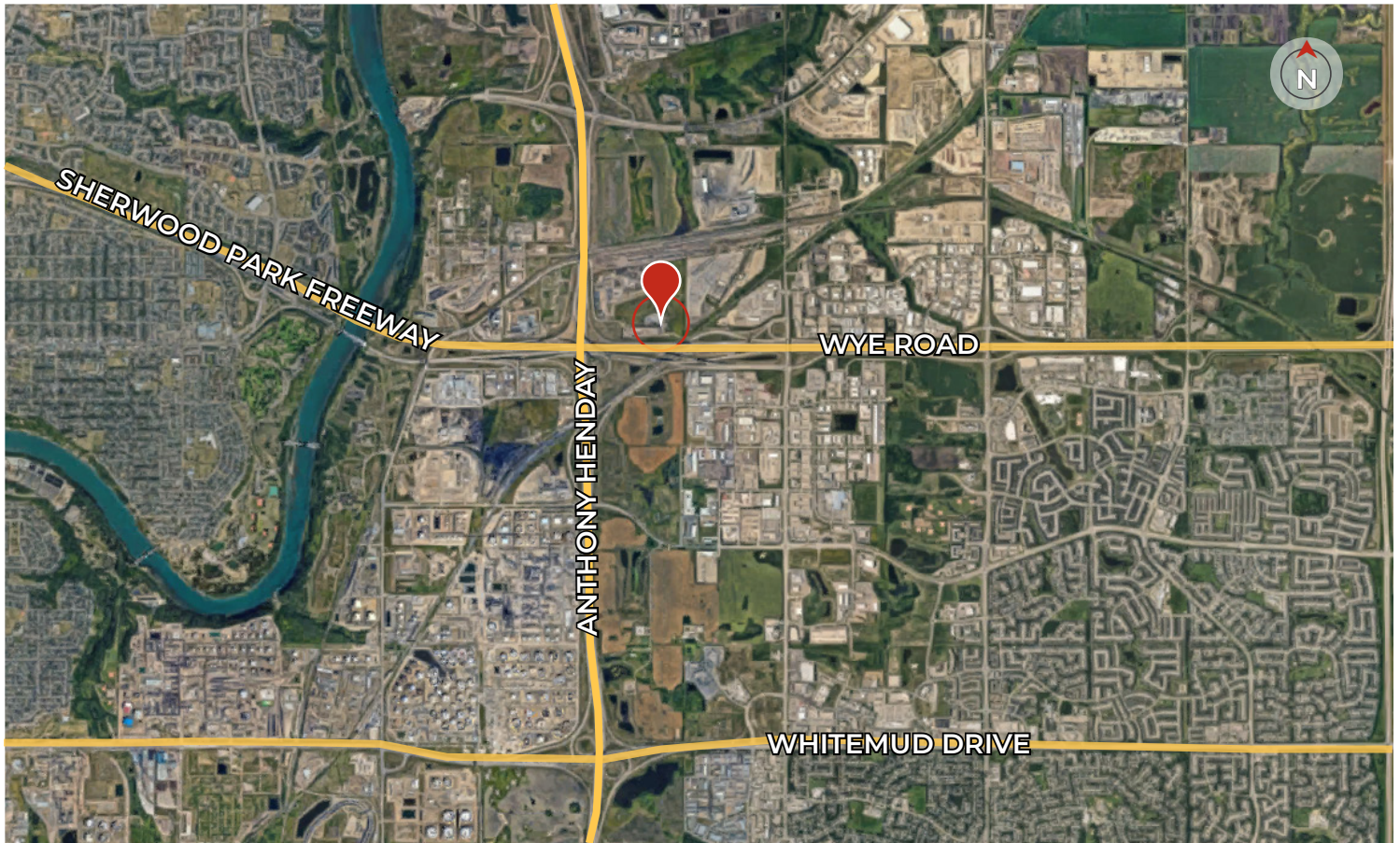


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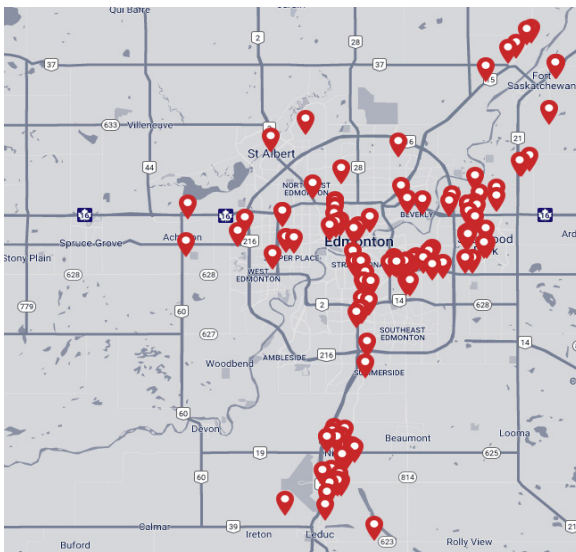
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REGIONAL MAP



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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JOEL WOLSKI - Director, Associate - BIO



Joel moved to Edmonton in 1970 from Saskatchewan, he graduated from NAIT with multiple diplomas and continued his education at the University of Alberta. Joel later obtained his Commercial Pilots Licence.

Joel began in the Automotive Service Industry where he owned and operated three auto service centres and was later a partner in an automobile dealership. After a brief stint in the aviation industry, Joel joined Royal Park Realty in 2004 where he is now a partner.

Joel's strong business background enables him to provide top quality service, ensuring his clients get the most out of their Real Estate transaction. He is a top performer with Royal Park Realty working with many local, national and international clients.

*Quality Based on **Results**, Not **Promises**.*

SCOTT ENDRES - Partner, Broker - BIO



A licensed commercial and rural real estate agent, Scott connects commercial and industrial property landlords and sellers with the best-suited tenants and buyers within the Edmonton and surrounding areas.

Scott's motto is "our clients' success is our success". His commitment to excellence and customer service, while fully engaging his clients, throughout the entire real estate transaction, results in long-lasting trusted alliances and client success. Clients further benefit from Scott's previous work in construction contract negotiations as this helps him to identify potential contract risks and alleviate transaction pitfalls.

Scott is a native Edmontonian and still resides in the area with his wife and two children. Scott holds a Bachelor of Science Degree in Mechanical Engineering from the University of Alberta.



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