

FOR LEASE

BROADMOOR HERITAGE PLAZA RETAIL/OFFICE/MEDICAL

800 Broadmoor Boulevard, Sherwood Park, AB

RATES STARTING
AT \$20.00/SQ FT!



HIGHLIGHTS

- Prime retail plaza strategically located on Broadmoor Boulevard
- 1,000 - 8,800 sq ft ±
- Available for immediate possession
- Drive-thru opportunity available
- Existing build out vacancies include the former UFC Gym
- Join Sherlock Holmes Pub, Japanese Village, Gem Gallerie, Mills Haven Dental, Bro's Liquor and more!

CONTACTS

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ROYAL PARK
REALTY™

780.448.0800 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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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/Medical
SIZE	1,000 - 8,800 sq ft ±
HVAC	Yes
PARKING	Ample surface parking 3.2/1,000 sq ft 214 stalls total
POSSESSION	Immediate

FINANCIALS

LEASE RATE	Starting at \$20.00/sq ft
OPERATING COSTS	\$10.25/sq ft (property taxes, building insurance, property maintenance, management fee)
TERM	5 - 10 years
TI ALLOWANCE	Negotiable

ADDITIONAL INFORMATION

- Direct frontage to Broadmoor Boulevard
- Drive-thru opportunity
- Existing build out vacancies include the former UFC Gym
- Sherwood Park provides exceptional services and transportation routes giving access across the greater Edmonton area



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PHOTOS

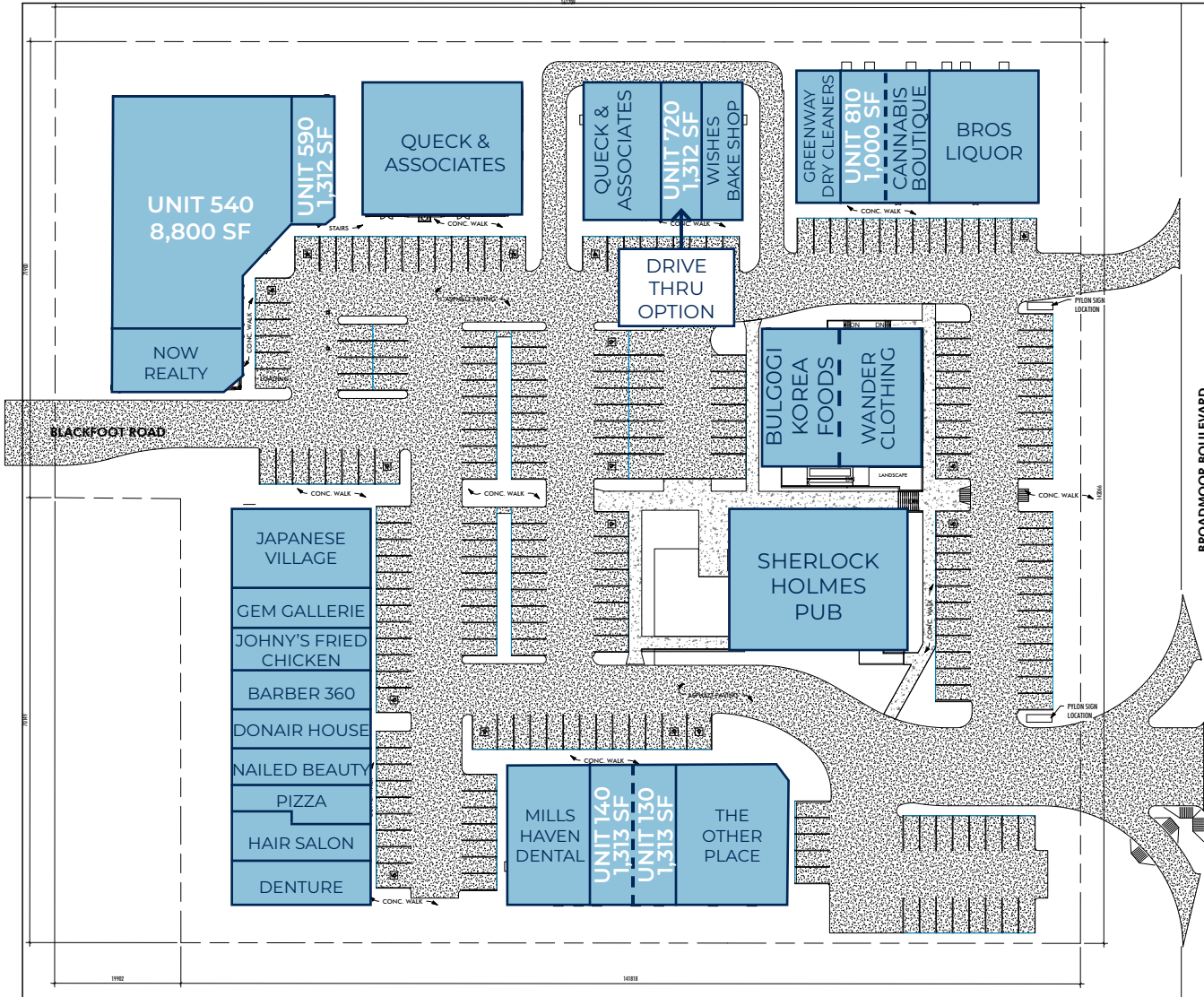


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SITE PLAN

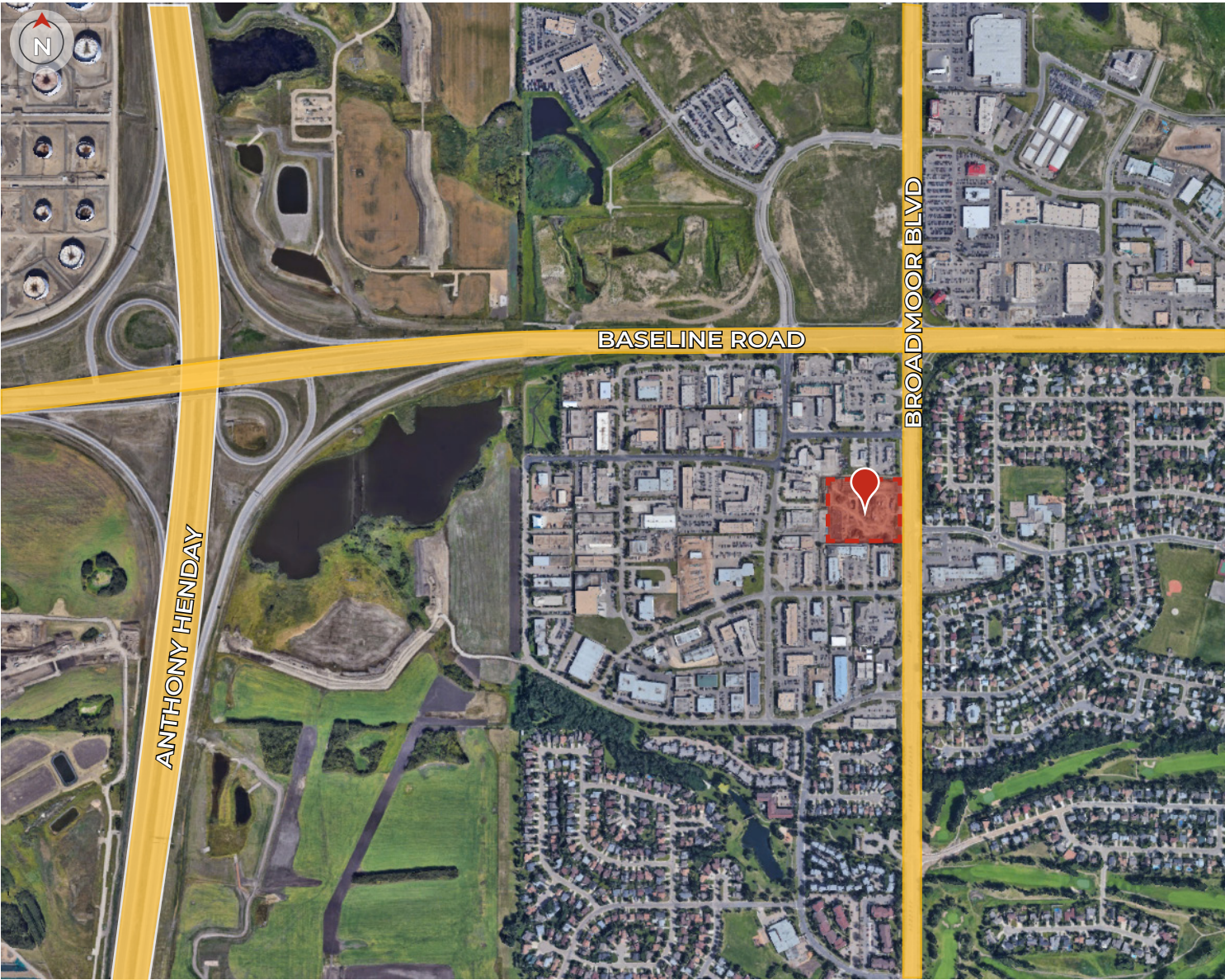


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PROPERTY LOCATION



DRIVE TIME MINUTES TO HENDAY & BASELINE ROAD	PUBLIC TRANSIT BUS	HIGHWAY ACCESS ANTHONY HENDAY & YELLOWHEAD HWY	CONNECTIVITY FIBRE OPTIC	PARKING SURFACE & STREET PARKING AVAILABLE	ZONING SERVICE COMMERCIAL (C5)

ABOUT ROYAL PARK REALTY

- › We've been in business since 1975
- › We service the greater Edmonton area
- › Two offices - Edmonton and Nisku
- › 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 & we serve our clients accordingly



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