FOR LEASE

VILLAGE PARK MALL

937 and 957 Fir Street, Sherwood Park, AB



HIGHLIGHTS

- **Lobby renovation complete! Exterior renovations planned!**
- 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

*Lease term of 5 years or more

CONTACTS

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ROYAL PARK REALTY™

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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 (+/-)~~ **LEASED** 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	$10.86/sq ft (Utilities Included)
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

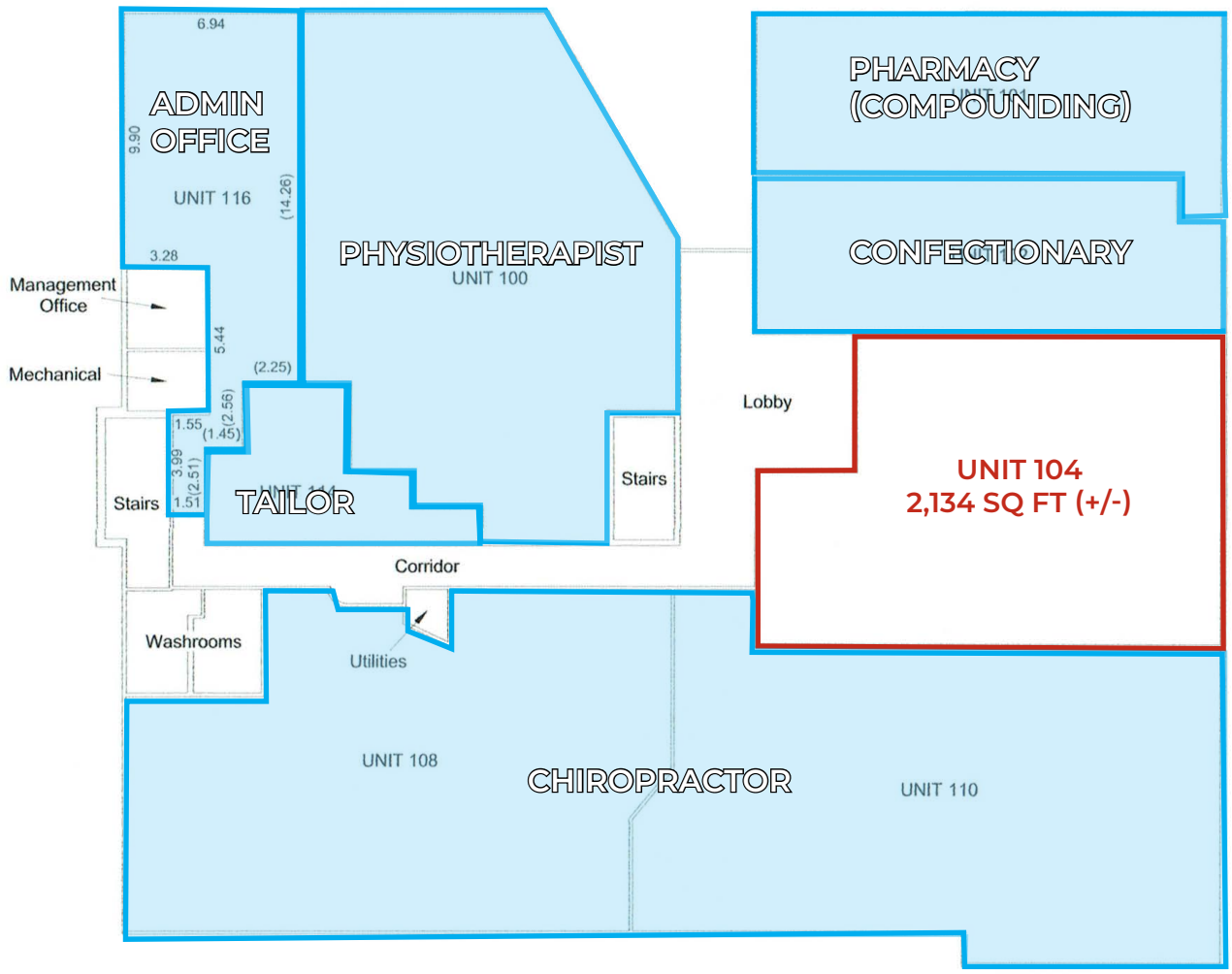


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FLOOR PLAN - 937 Fir Street, Main Floor



UNIT 102

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

LEASED

UNIT 104

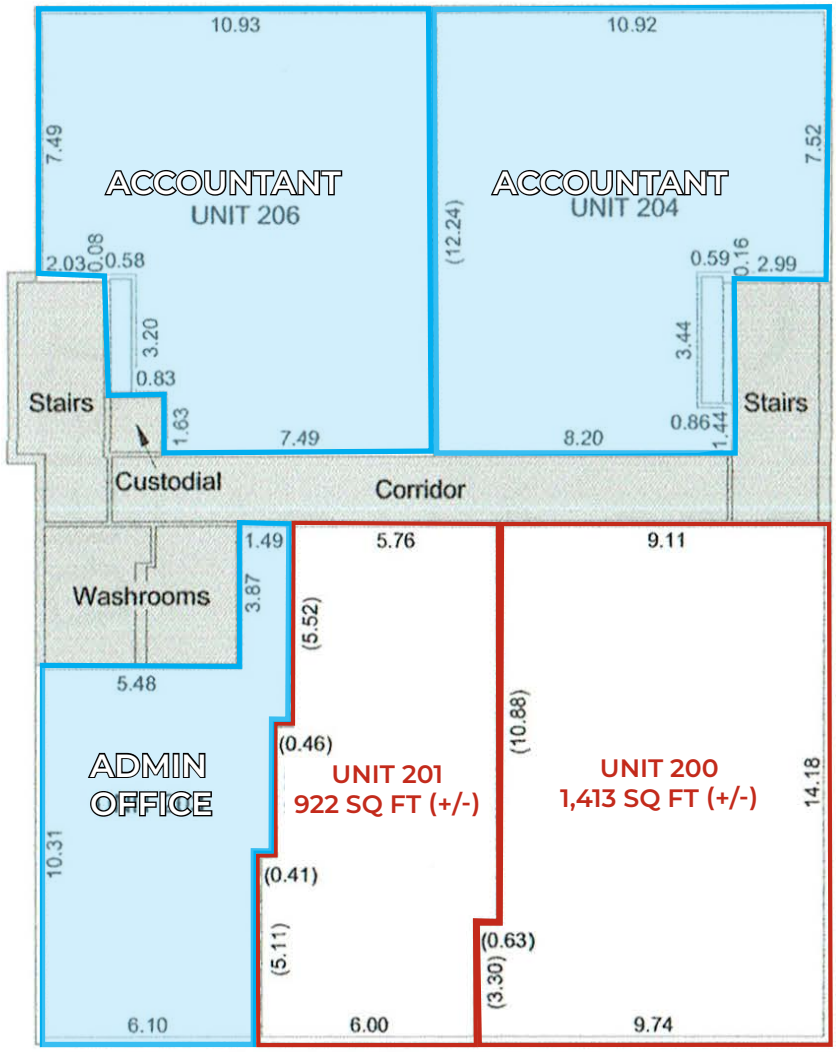
- Reception/waiting room
- Skylights
- Kitchen
- Private Washroom
- 11 offices/examination rooms

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FLOOR PLAN - 937 Fir Street, Second Floor



UNIT 201

- Reception
- Kitchen
- 2 large offices
- Bullpen

UNIT 200

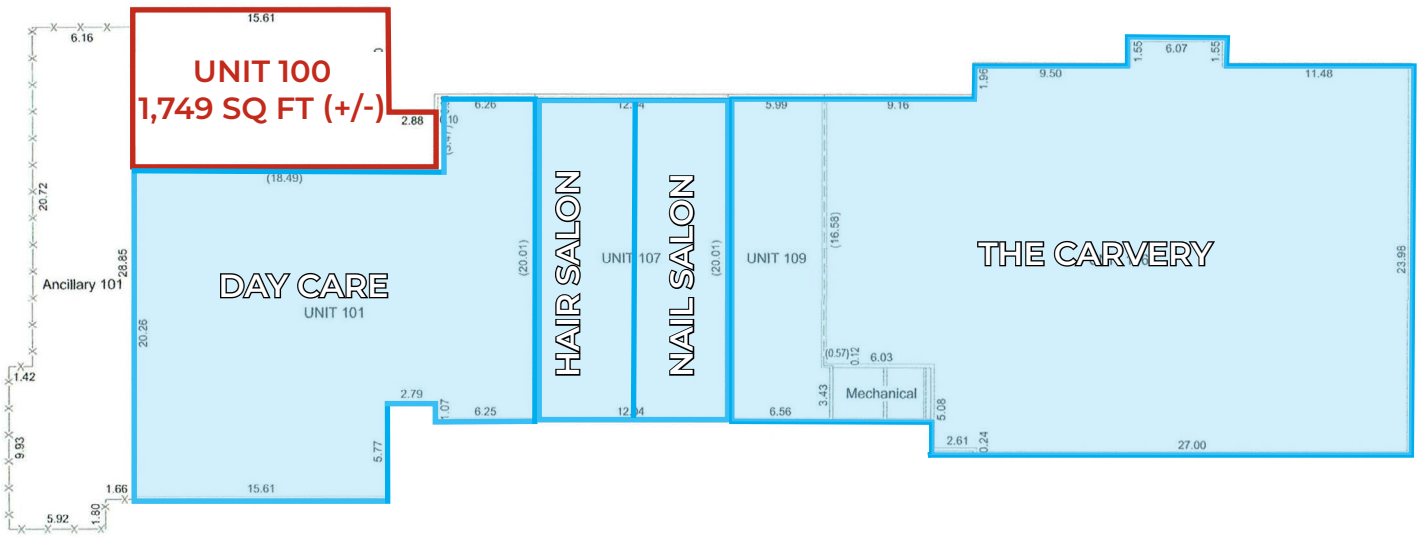
- Corner unit
- Reception
- Kitchen
- Bullpen
- 4 large offices

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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 104, 937 Fir Street







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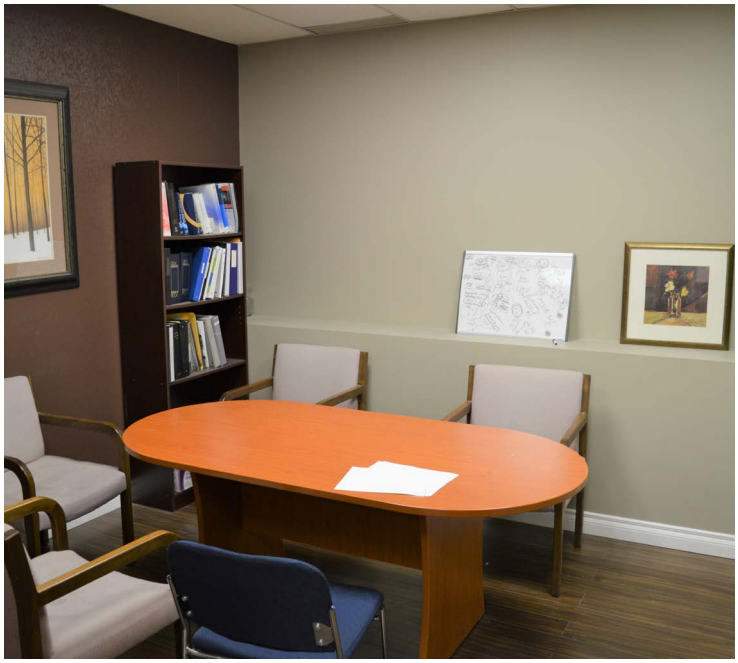
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PHOTOS - UNIT 200, 937 Fir Street





PHOTOS - UNIT 201, 937 Fir Street





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ABOUT STRATHCONA COUNTY

Location

EXPLORE



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.

Demographics

EXPLORE

100,362 * 2022 Municipal Census

Population: Urban 73,000
Rural 27,362

42 Average age

22,000 * 2020-21 Alberta Open Data

Local highly-skilled graduates

825,200 * 2020 Alberta Labour Market Review

Eligible workers in the region

$148,000 * 2020 Federal Census

Average household income

Canada's energy engine

EXPLORE

Alberta's Industrial Heartland

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

Leading industries

Agriculture & agri-food

Hydrogen & petrochemicals

Technical services

Construction

Transportation

Manufacturing

Business

EXPLORE

Unique and supportive business community

3,535

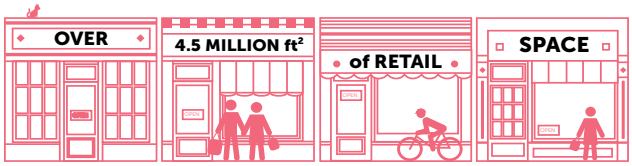
Businesses with employees, 10,702 businesses in total

$20+ billion

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

Retail market

EXPLORE



1.5 million

Market area population

$6.7 billion

Household spending power

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C2 - ARTERIAL COMMERCIAL

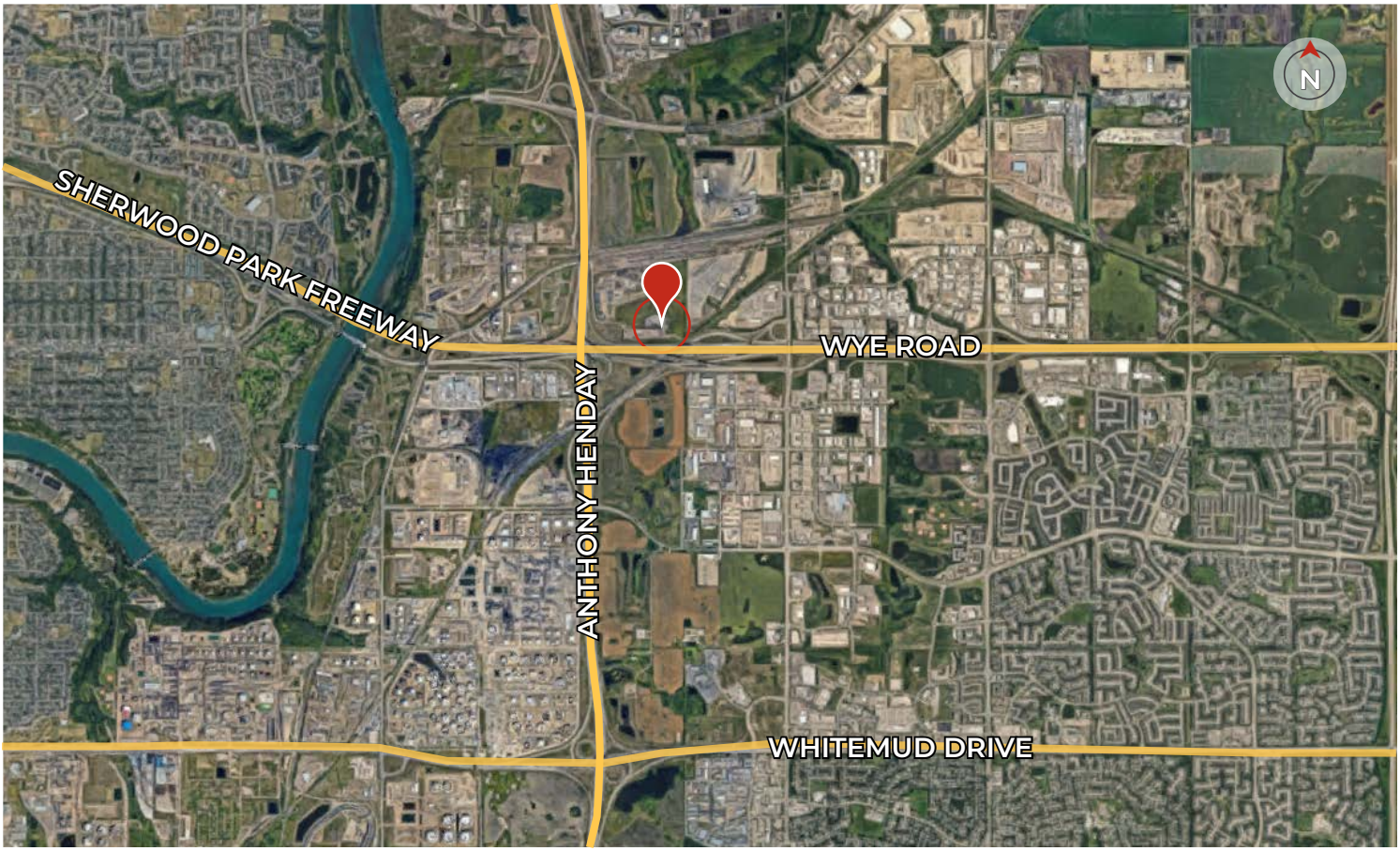
Purpose:
To provide for a diversity of commercial businesses in planned centres displaying a high standard of appearance and design. This is normally located in highly visible locations along arterial roadways and includes more vehicle-oriented uses. They are for use by residents of Strathcona County 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	<u>Discretionary Uses</u>
Gas bar*	Amusement centre
Government service	Commercial storage
Greenhouse and plant nursery	Contractor service, limited
Health service, minor	Drive-through vehicle service*
Hotel	Education, private
Household repair service	Education, public
Landscaping sales and service	Flea market
Library and exhibit	Parking, non-accessory
Motel	Private club
Neighbourhood pub	Retail, secondhand
Nightclub	Truck and manufactured home Sale/rental
Office	WECS, small*
Personal service establishment	
Recreation, indoor	
Recycling drop-off	
Religious assembly, minor*	

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REGIONAL MAP



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

Contact Us For More Information

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