

FOR LEASE

VILLAGE PARK MALL

957 Fir Street, Sherwood Park, AB



NEW TENANT INCENTIVE!
Six Months Half Net Rent*

HIGHLIGHTS

- 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
- Corner office unit with lots of natural light
- Adjacent to Strathcona Bus Terminal

*Lease term of 5 years or more

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ROYAL PARK
REALTY™

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#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

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 The offering may be withdrawn at any time without notice or cause.

For Lease | 957 Fir Street, Sherwood Park, AB



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

Property Details & Financials

MUNICIPAL ADDRESS	957 Fir Street, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 6573KS; Lot: 1
ZONING	C2 (Arterial Commercial)
NEIGHBOURHOOD	Village Park
UNIT SIZE	Unit 100 - 1,749 sq ft ±
PARKING	Ample surface parking
SIGNAGE	Facade and pylon
LEASE RATE	\$19.00/sq ft \$17.75/sq ft
OP COSTS	\$11.39/sq ft (excludes property management fees, power, in suite janitorial) + 5% Management Fees
POSSESSION	Immediate
TI ALLOWANCES	Available

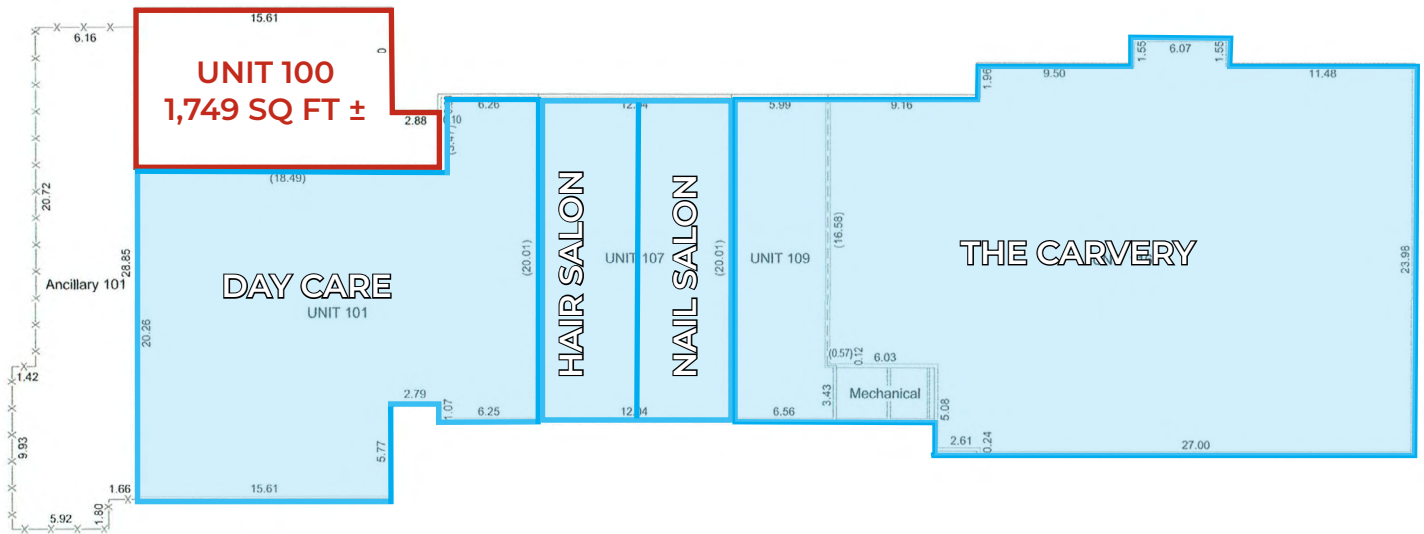


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Floor Plan | 957 Fir Street, Sherwood Park, AB



UNIT 100

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



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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.



Demographics



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



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



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 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*

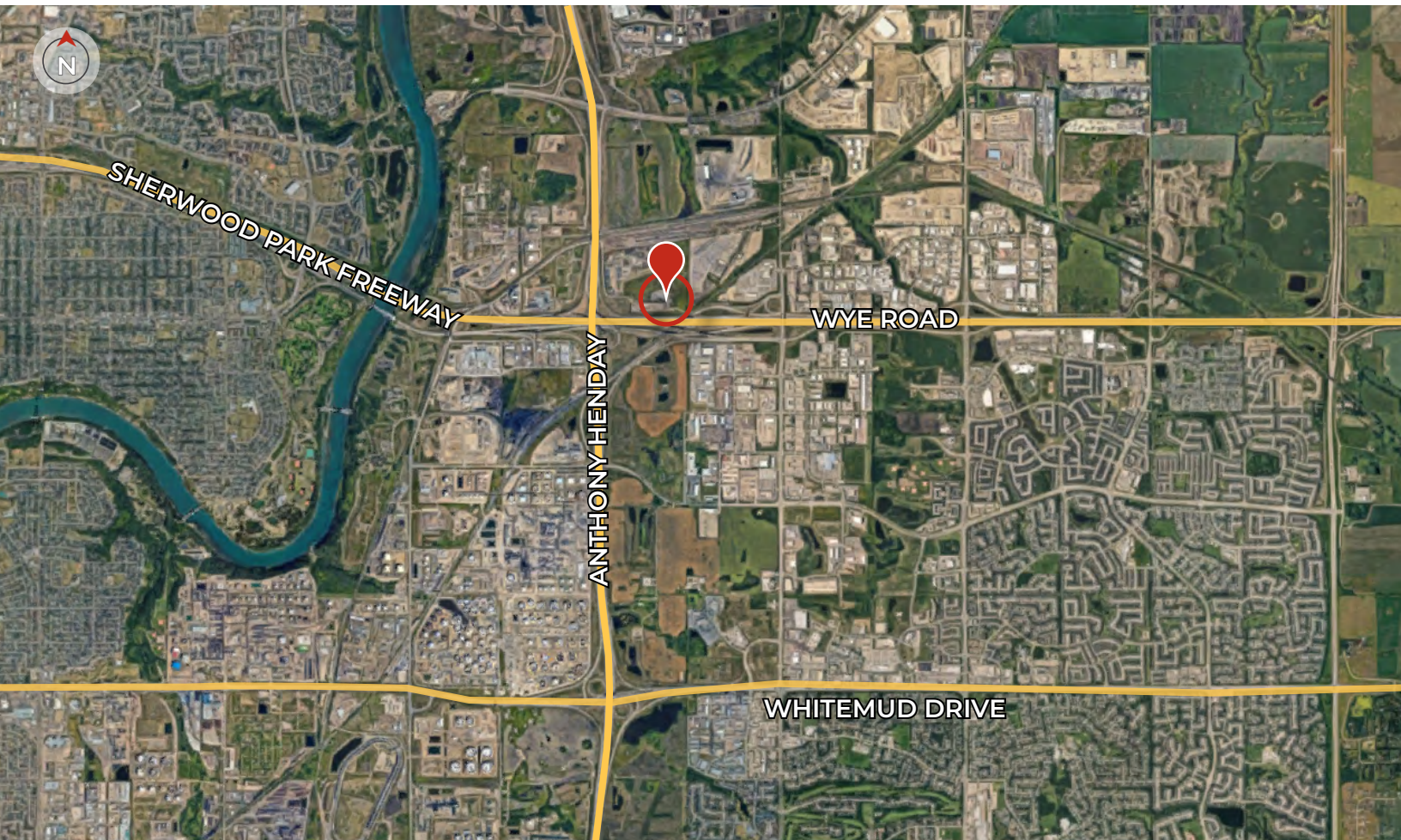


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Quality Based on **Results**, Not **Promises**.



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