

FOR LEASE

VILLAGE PARK MALL

957 Fir Street, Sherwood Park, AB



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

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*Lease term of 5 years or more



ROYAL PARK
REALTY™

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

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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	\$17.75/sq ft \$14.75/sq ft
OP COSTS	\$11.39/sq ft (excludes property management fees, power, in suite janitorial) + 5% Management Fees
POSSESSION	Immediate
TI ALLOWANCES	Available

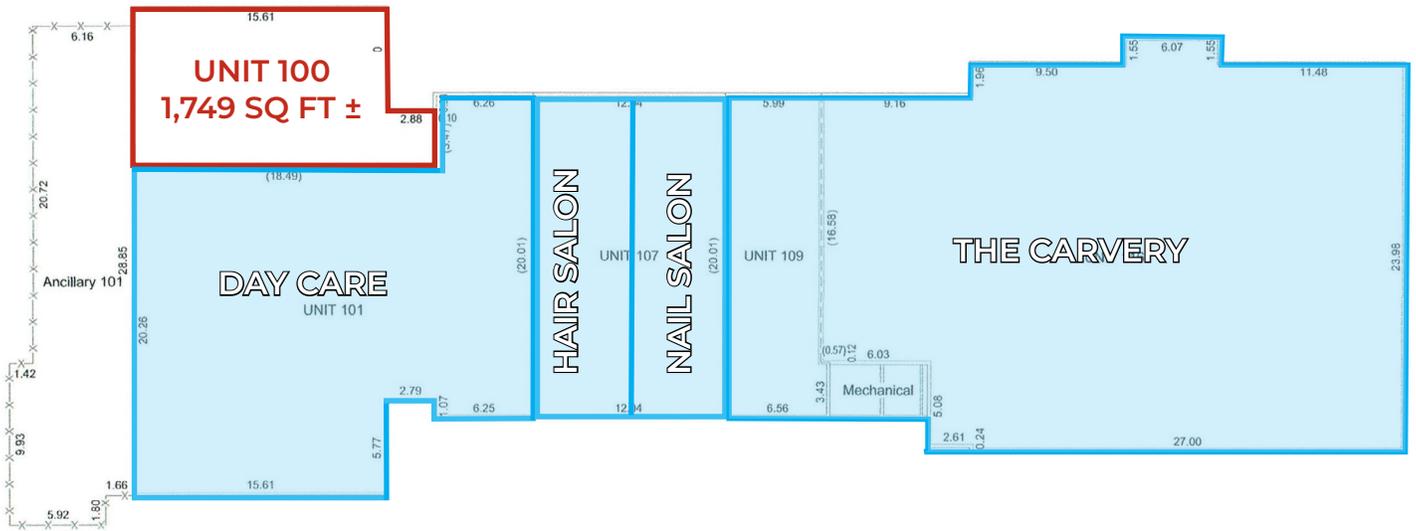


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Floor Plan | 957 Fir Street, Sherwood Park, AB



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 *2021 Alberta Labour Market Division

Eligible workers in the region



\$148,000 *2021 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	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	
Gas bar*	<u>Discretionary Uses</u>
Government service	Amusement centre
Greenhouse and plant nursery	Commercial storage
Health service, minor	Contractor service, limited
Hotel	Drive-through vehicle service*
Household repair service	Education, private
Landscaping sales and service	Education, public
Library and exhibit	Flea market
Motel	Parking, non-accessory
Neighbourhood pub	Private club
Nightclub	Retail, secondhand
Office	Truck and manufactured home
Personal service establishment	Sale/rental
Recreation, indoor	WECS, small*
Recycling drop-off	
Religious assembly, minor*	

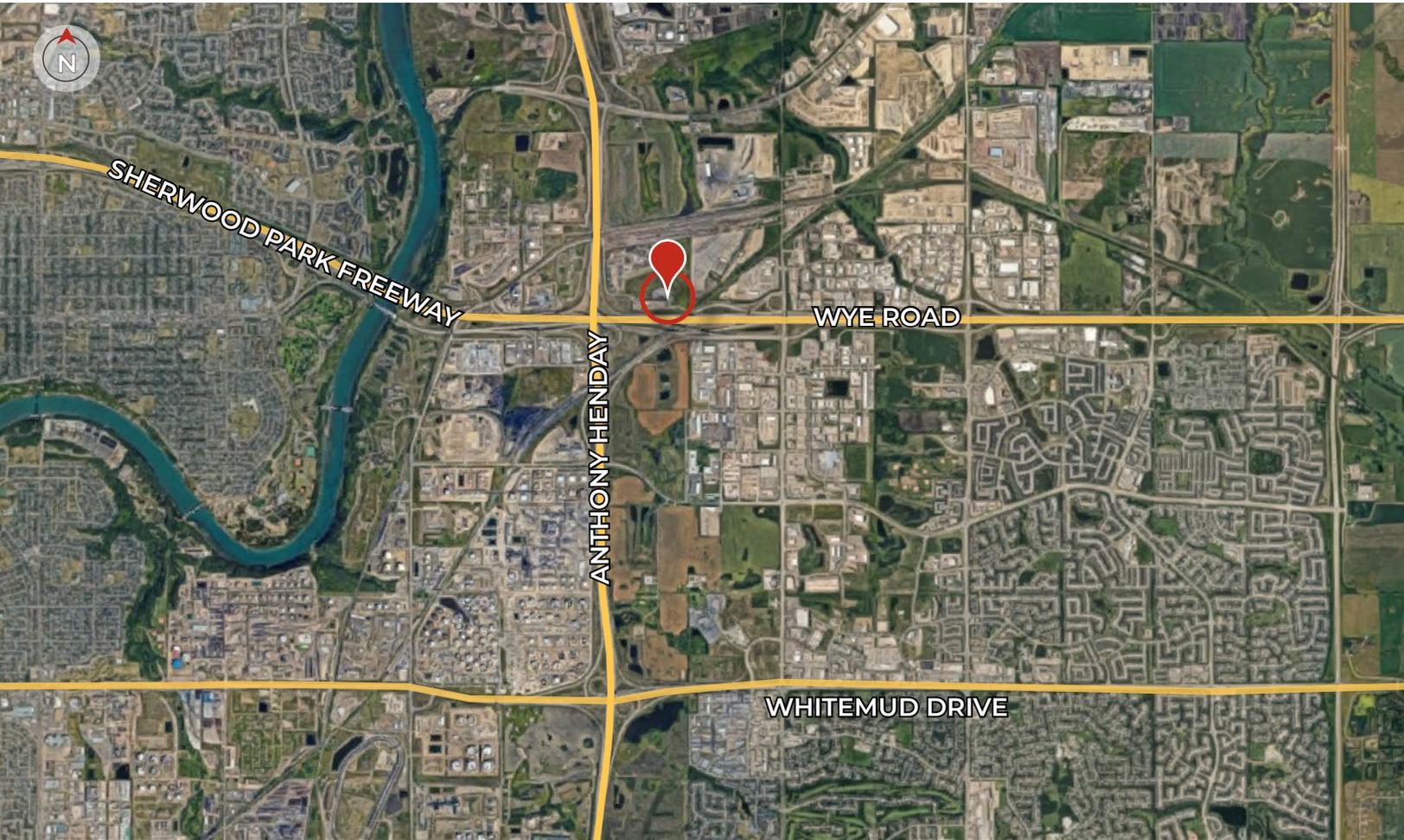


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Quality Based on Results, Not Promises.



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