

FOR LEASE

WOODBIDGE GARDENS

21 Sioux Road, Sherwood Park, AB



HIGHLIGHTS

- 1,602 sq ft ± end cap unit
- Build to suit options
- Up to 5,600 sq ft ±
- Good tenant mix with a coffee shop, daycare, nail salon, restaurant and hair salon
- Well located within Sherwood Park, close to schools, residential, retail and industrial areas
- Close proximity to Sherwood Park Freeway, Whitemud Drive and Anthony Henday

MARCUS SCHWABE

Senior Associate

C 780.991.7539

marcus@royalparkrealty.com

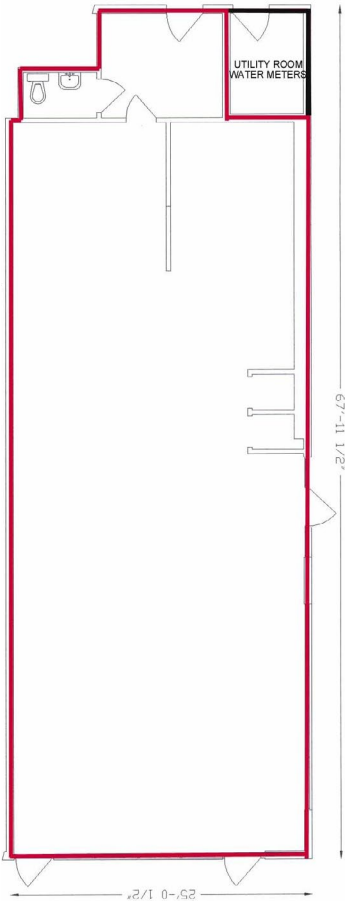
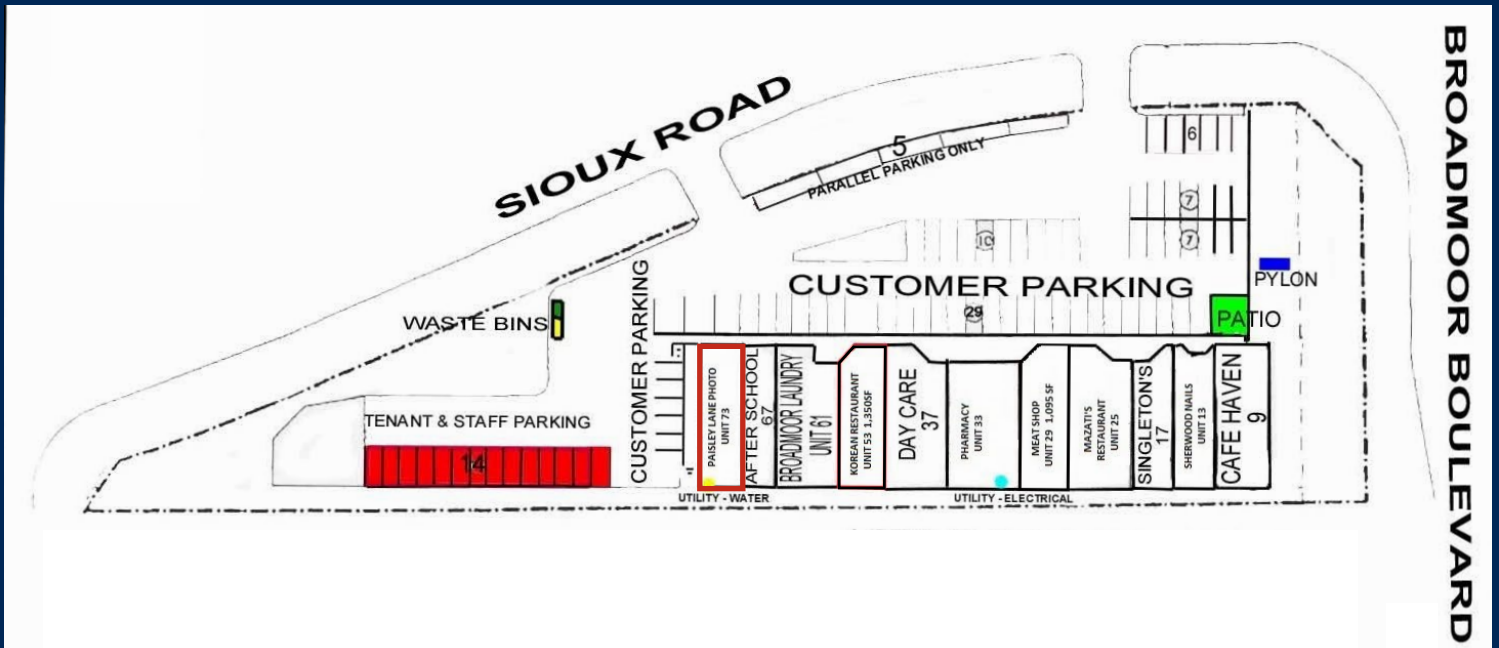


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For Lease | 21 Sioux Road, Sherwood Park, AB



Property Details & Financials

MUNICIPAL ADDRESS 21 Sioux Road
Sherwood Park AB

LEGAL DESCRIPTION Plan: 7722065; Block: 8; Lot: 2

NEIGHBOURHOOD Woodbridge Gardens

SIZE 1,602 sq ft ±
Up to 5,600 sq ft ±

ZONING C1 ([Community Commercial](#))

POWER TBC

LEASE RATE **Starting at \$24.00/sq ft**

OPERATING COSTS \$15.72/sq ft (Est 2026)

PYLON SIGNAGE \$125.00/month

UTILITIES Tenant's responsibility

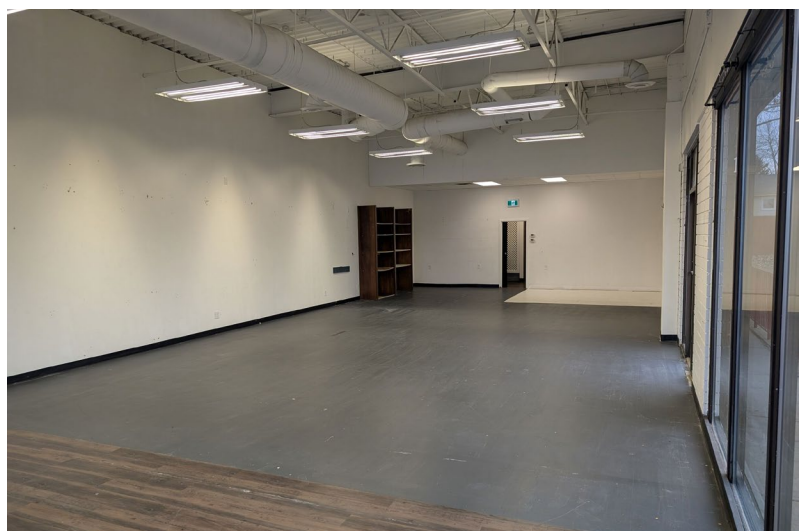
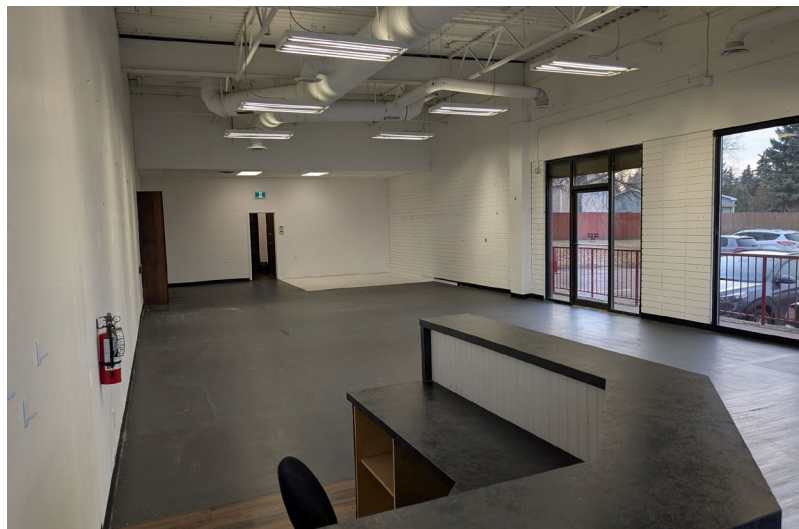
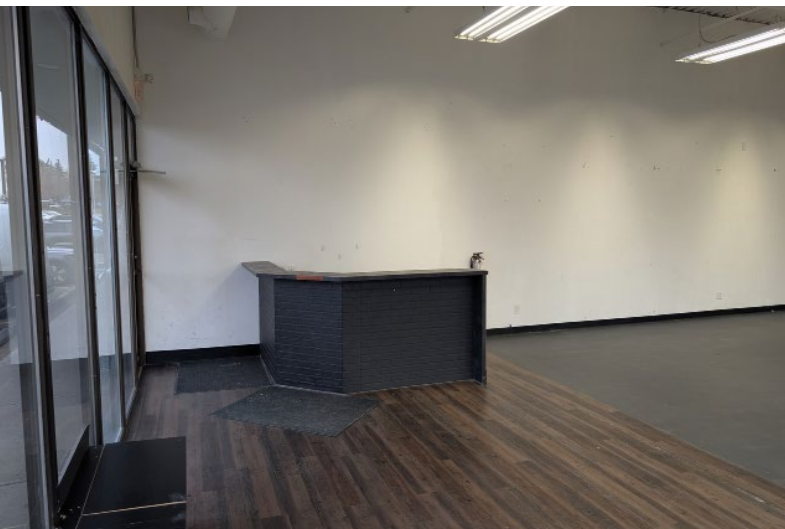


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Photos | 21 Sioux Road, Sherwood Park, AB



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Build to Suit Option 1 | 21 Sioux Road, Sherwood Park, AB



Build to Suit Option 2 | 21 Sioux Road, Sherwood Park, AB



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- 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

Marcus Schwabe, Senior Associate, BSc. BEd



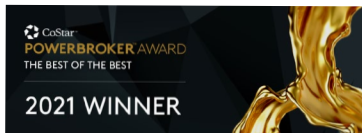
Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the Costar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, three grandchildren and a dog.

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