

FOR LEASE

BROADMOOR BASELINE CROSSING

Unit #12, 975 Broadmoor Boulevard, Sherwood Park, AB

BUILT OUT AS A
TATTOO SHOP



HIGHLIGHTS

- Ideal location on Baseline Road in Sherwood Park
- Excellent visibility with high traffic - an average of 36,000 vehicles per day
- Other tenants in area: Local Pub, Joey Sherwood Park, Save-On-Foods and Costco
- Great access and ample parking
- Close proximity to the Whitemud and Anthony Henday

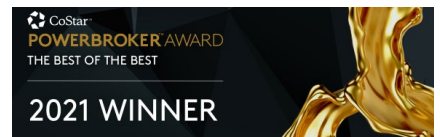
CONTACT

MARCUS SCHWABE

Senior Associate

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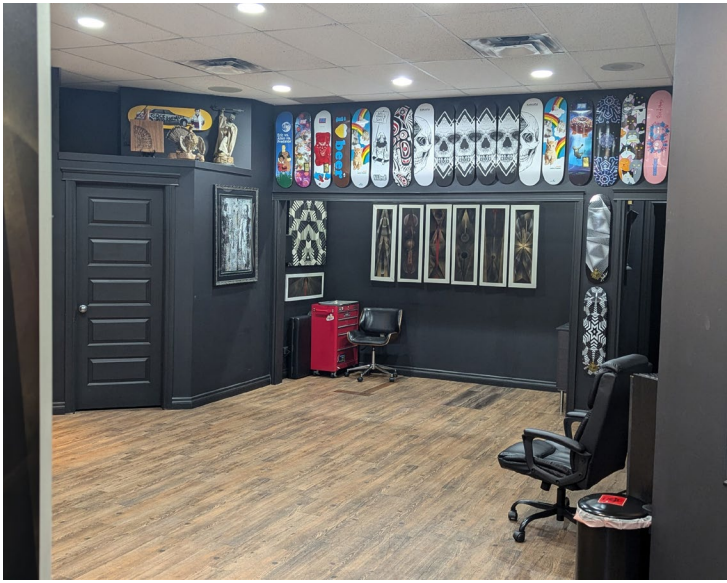
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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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PROPERTY DETAILS

ADDRESS	Unit 12, 975 Broadmoor Baseline Crossing, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 9826048; Block: 10; Lot: 9
BUILDING TYPE	Retail
ZONING	C5 (Service Commercial)
POSSESSION	Immediate
PARKING	Scramble
SIZE	1,378 sq ft ±

FINANCIALS

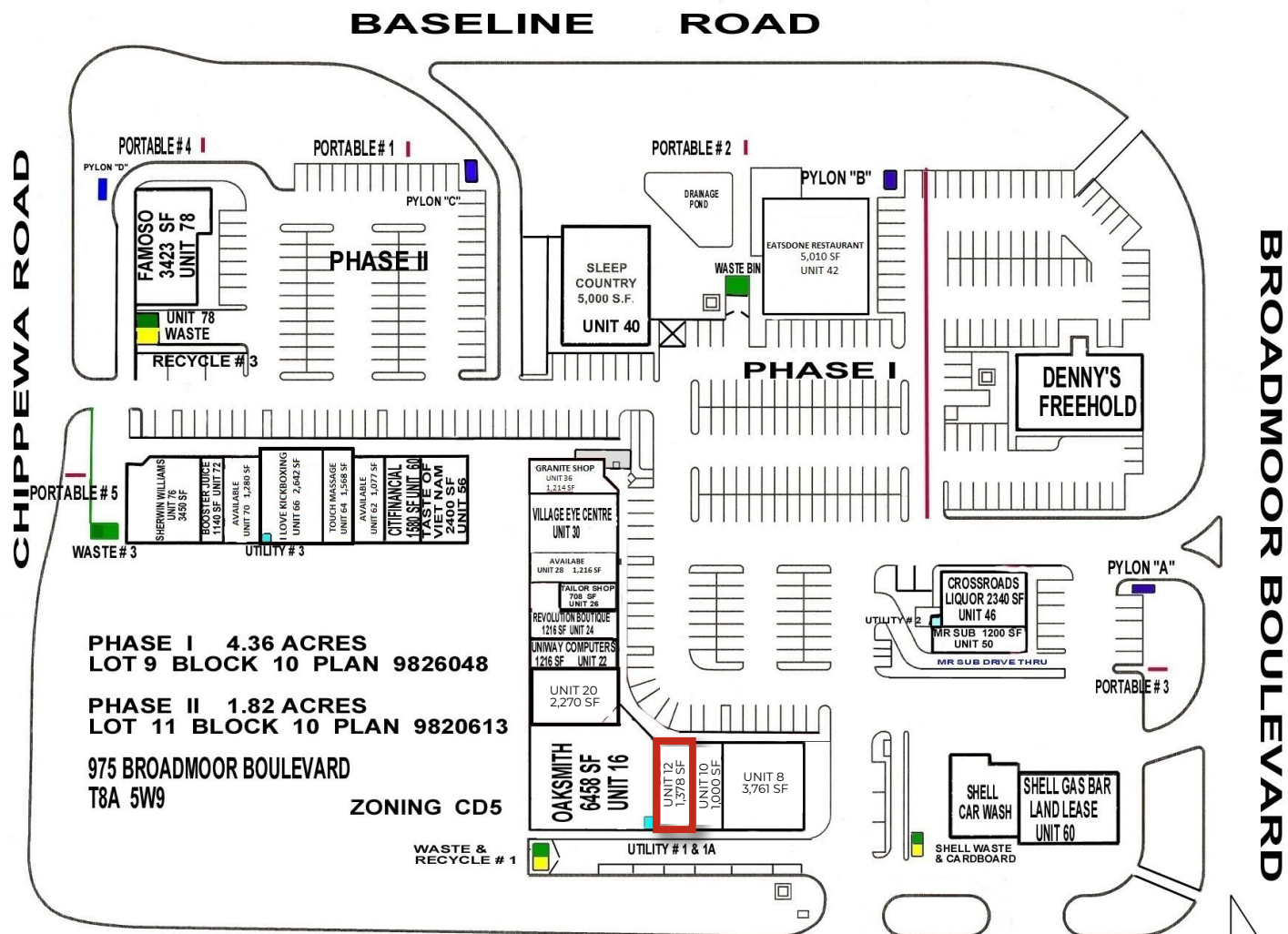
LEASE RATE	\$22.00/sq ft
OPERATING COSTS	\$16.30/sq ft (Est. 2024)



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1147243 ALBERTA LTD.
Broadmoor Baseline Crossing
Sherwood Park, Alberta



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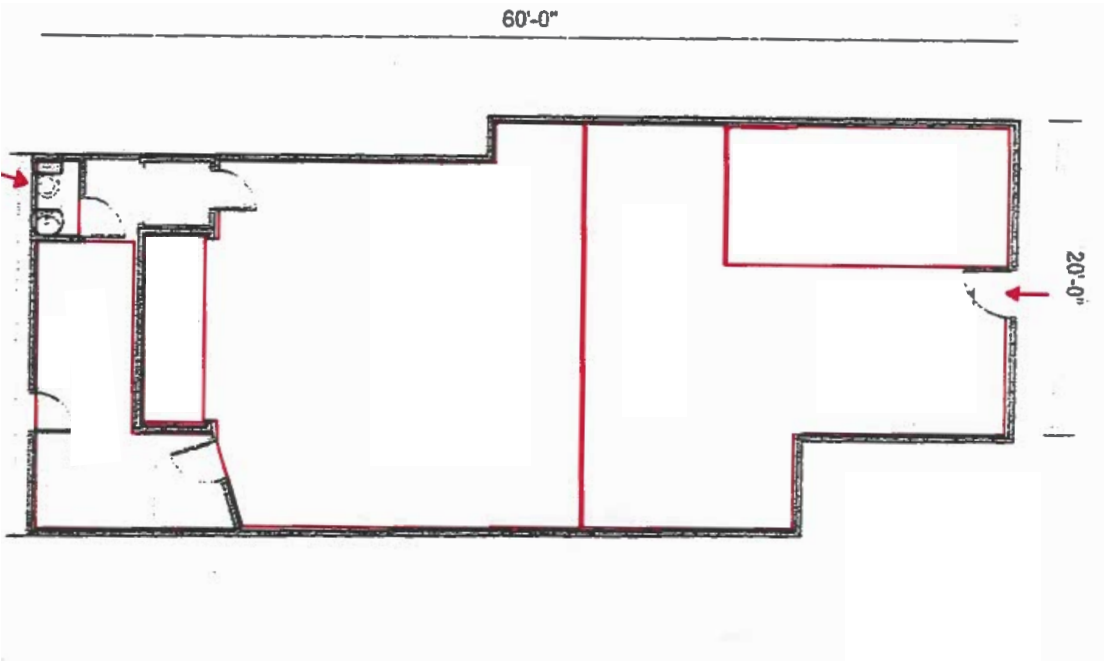
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

FLOOR PLAN - Unit 12, 975 Broadmoor Blvd, Sherwood Park

UNIT 12
1,378 SQ FT ±



AERIAL



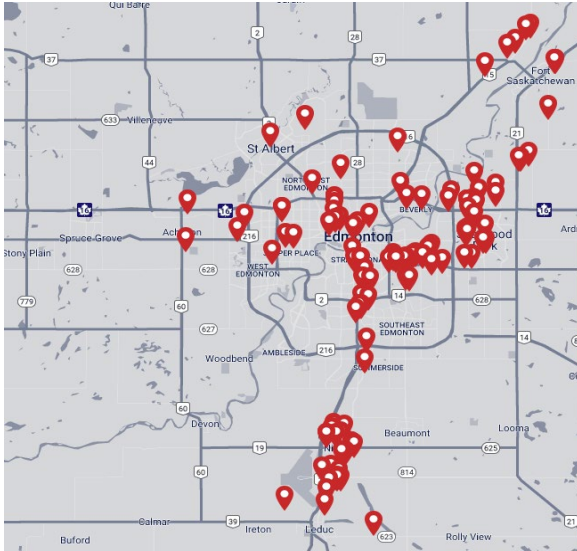


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ABOUT ROYAL PARK REALTY



- 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, two grandchildren and a dog.

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