

# FOR LEASE

## CR150

### RETAIL/OFFICE/FLEX CONDO

#122, 150 Chippewa Road, Sherwood Park, AB



## HIGHLIGHTS

- 3,205 sq ft ± of bright retail/office flex space off Chippewa Road in Sherwood Park, AB
- Fully developed space with high-end finishing on two floors
- Outstanding parking
- Ideal for businesses such as medical, dental, spa, physiotherapy, nail salon and education and training

## CONTACT

**THOMAS BRAUN** MBA  
Partner, Associate  
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thomas@royalparkrealty.com

*\*\*This property is currently tenanted, and all marketing activities pertain to its potential future availability. Access to the property will be coordinated with the tenant and conducted in a manner that respects their business operations. All inquiries regarding the property, including availability and viewings, must be directed to the listing associate.\*\**



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 The offering may be withdrawn at any time without notice or cause.



# PHOTOS



BRIGHT ENTRANCE AND WAITING AREA



MAIN FLOOR WAREHOUSE AREA



RECEPTION WITH CLEAR CEILING HEIGHT, LED LIGHTING, AND AIR CONDITIONING THROUGHOUT



MAIN FLOOR WORKSTATION



CLEAN AND BRIGHT OFFICE TREATMENT AREA WITH SPRINKLER AND LED LIGHTING



MAIN FLOOR WASHROOM



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## PROPERTY DETAILS

ADDRESS	#122, 150 Chippewa Road, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 802 0706; Block: 5; Unit: 9A
ZONING	C5 ( <a href="#">Service Commercial</a> )
NEIGHBOURHOOD	Heritage Court
CONSTRUCTION TYPE	Concrete block and steel frame
SPACE SIZE	3,205 sq ft ±
MAIN FLOOR	1,605 sq ft ±
SECOND FLOOR	1,600 sq ft ±
POWER	100A/600V (TBC)
SIGNAGE	Facade
PARKING	5 stalls (TBC)

## RETAIL & OFFICE DETAILS

HEATING AND COOLING	Rooftop HVAC
LIGHTING	Fluorescent and LED
LAYOUT	(1) reception area (5) offices (1) boardroom (3) washrooms (3) open work areas (2) storage areas

## WAREHOUSE DETAILS

CLEAR CEILING HEIGHT	18 ft ± (TBC)
LOADING	(1) 12' x 8' grade
HEATING	Suspended gas furnace
LIGHTING	Fluorescent, halide and LED

## FINANCIALS

LEASE RATE	\$22.00/sq ft ( <b>net</b> )
OP COSTS	\$5.10/sq ft (2024)
POSSESSION	November 2025

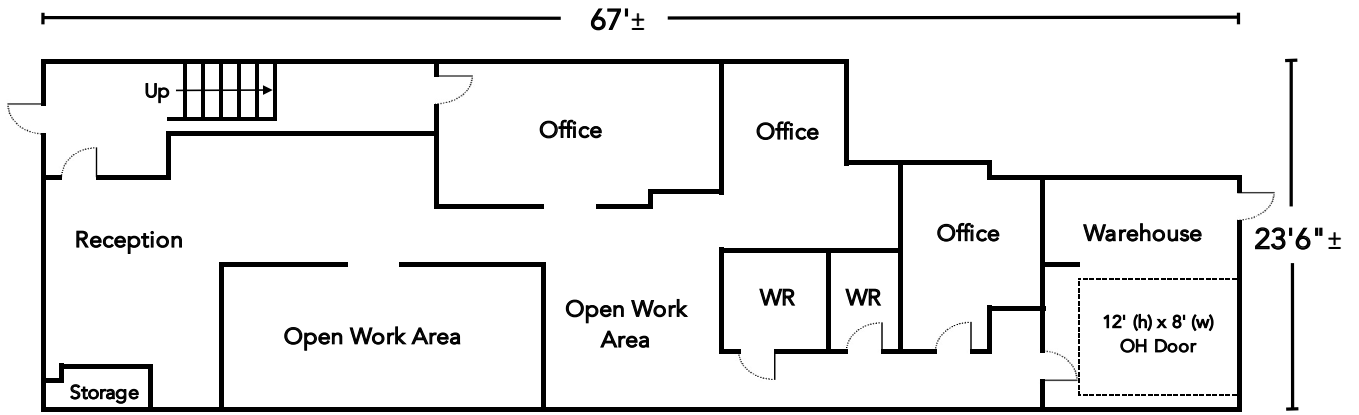


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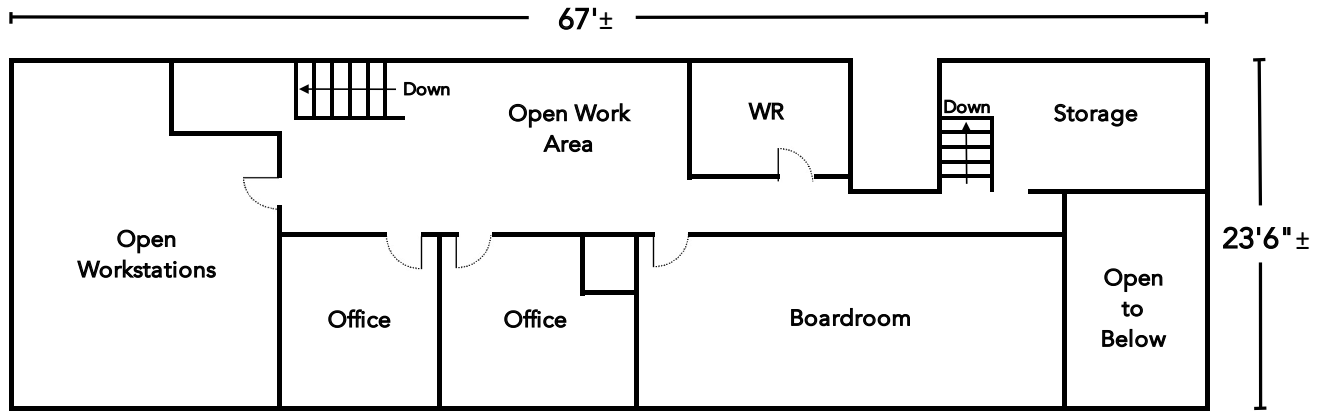
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# FLOOR PLANS (For illustration purposes only. Exact measurements and layout to be confirmed by tenant)




MAIN FLOOR



SECOND FLOOR

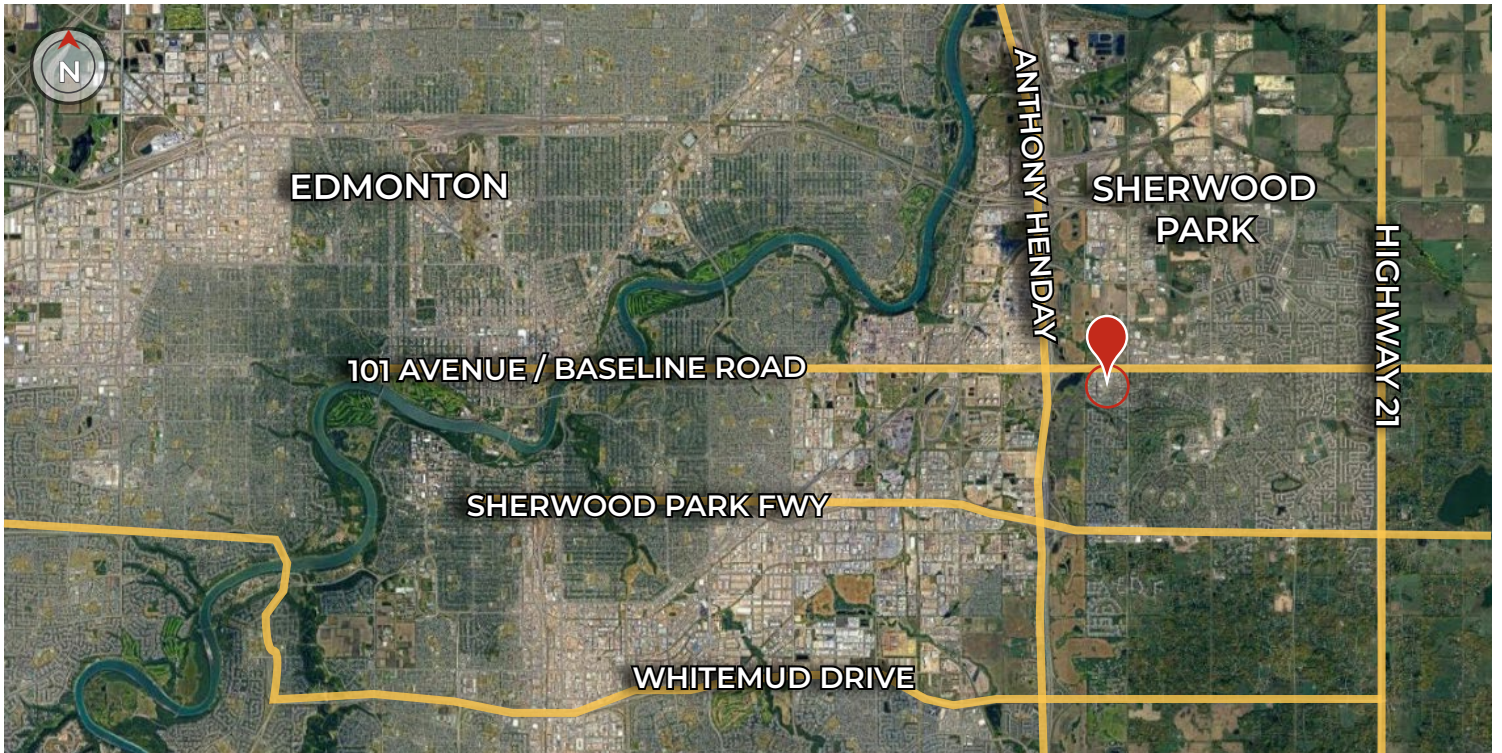


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## REGIONAL LOCATION



## LOCAL MAP



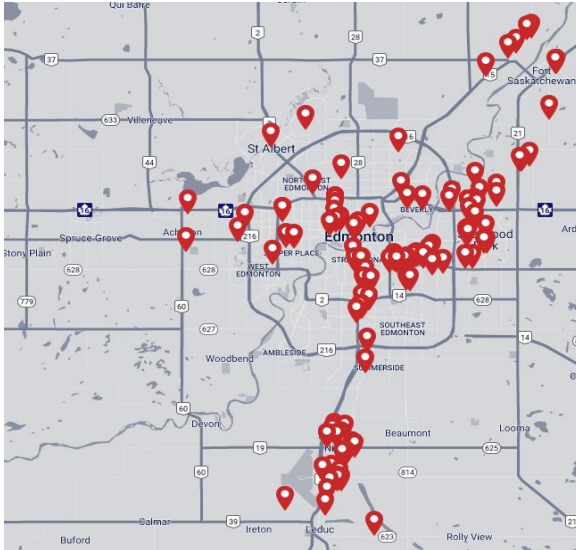
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## ABOUT ROYAL PARK REALTY



- 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

## THOMAS BRAUN Partner/Associate, MBA - BIO



Thomas Braun, Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail, and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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