

FOR LEASE

VILLAGE PARK MALL

937 Fir Street, Sherwood Park, AB

NEW TENANT
INCENTIVE!

SIX MONTHS
HALF NET RENT*



HIGHLIGHTS

- Lobby renovation complete! 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

CONTACTS

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*Lease term of 5 years or more



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

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PROPERTY DETAILS

MUNICIPAL ADDRESSES	937 Fir Street, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 6573KS; Lot:1
ZONING	C2 (Arterial Commercial)
NEIGHBOURHOOD	Village Park
UNIT SIZE	Unit 200 - 1,413 sq ft ±
PARKING	Ample surface parking
SIGNAGE	Facade and pylon

FINANCIALS

LEASE RATES	\$16.00/sq ft for 2nd floor space
OP COSTS	\$11.39/sq ft (excludes property management fee, power, in suite janitorial)
POSSESSION	Immediate
TI'S	Available

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

AERIAL

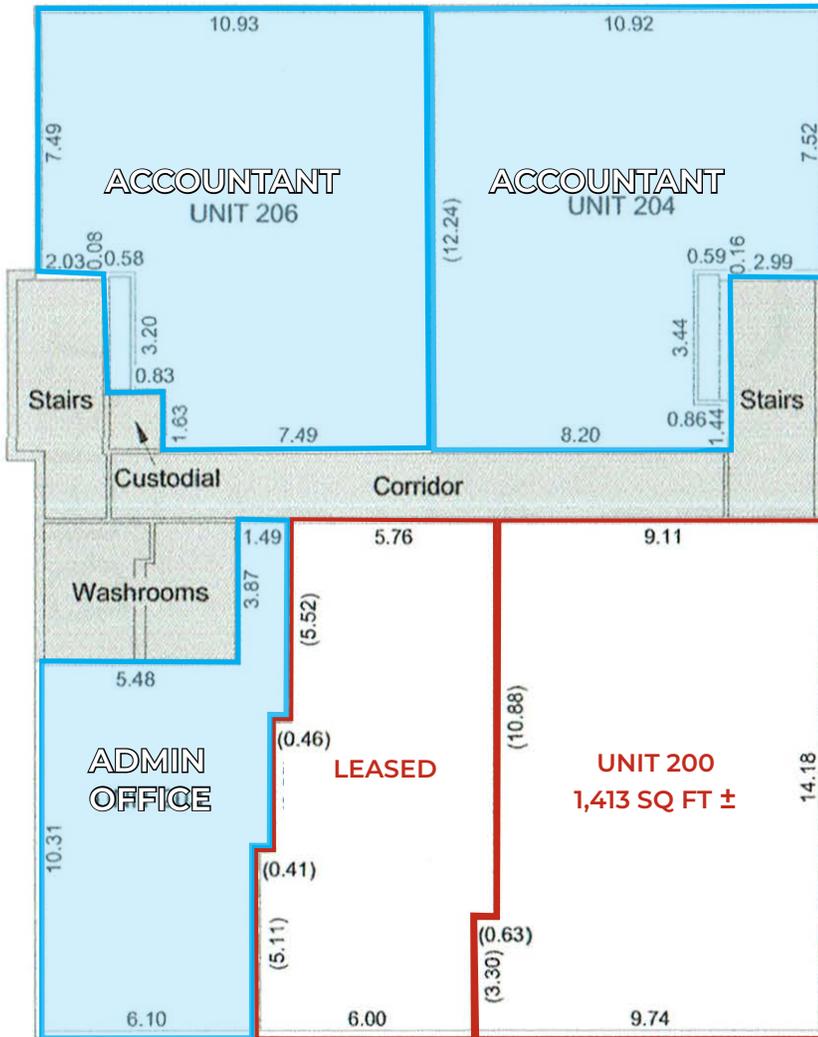


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FLOOR PLAN - 937 Fir Street, Second Floor



UNIT 200

- Corner unit
- Reception
- Bullpen
- 4 large 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.

Leading industries



Agriculture & agri-food



Hydrogen & petrochemicals



Technical services



Construction



Transportation



Manufacturing

Demographics



100,362 * 2022 Municipal Census

Population: Urban 73,000
Rural 27,362



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.

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*	
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*	
	<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*

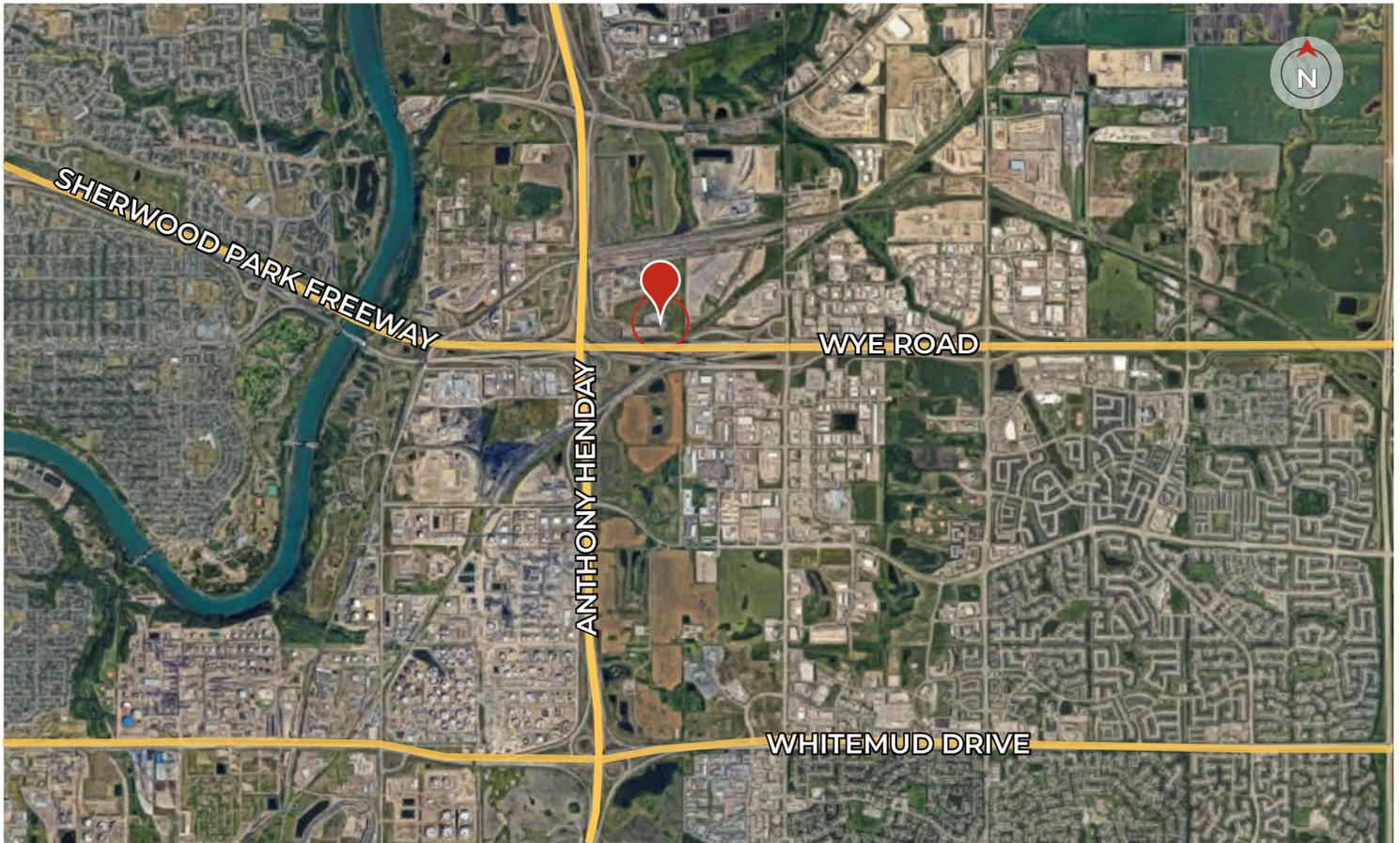


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REGIONAL MAP



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

Contact Us For More Information



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