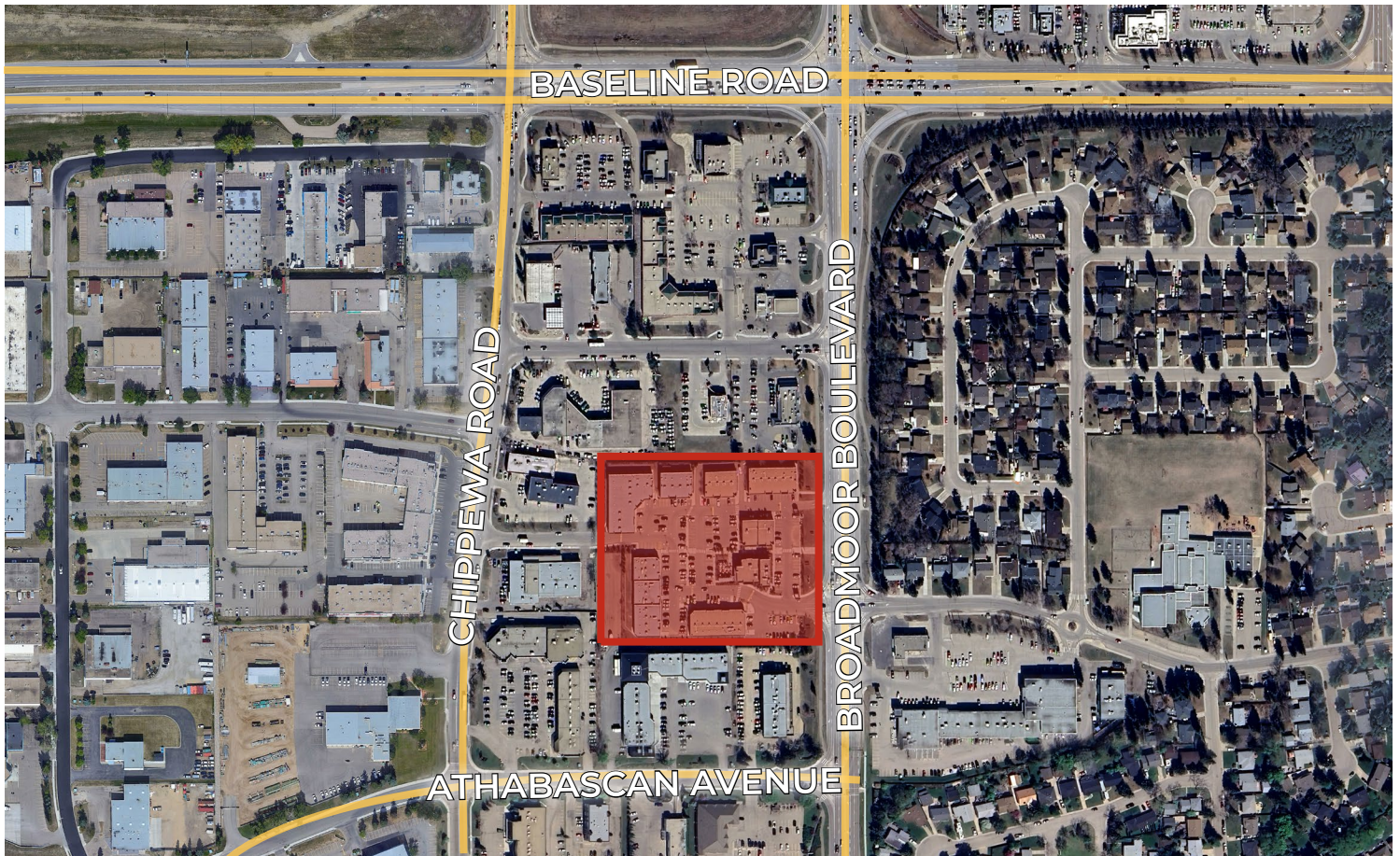


FOR SUBLEASE

HERITAGE PLAZA

800 Broadmoor Boulevard, Sherwood Park, AB



HIGHLIGHTS

- Beautifully built-out retail space strategically located on Broadmoor Boulevard
- Newly renovated with a modern, professional look
- Join Sherlock Holmes Pub, Japanese Village, Gem Galleria, Mills Haven Dental and more!

CONTACT

JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com

SCOTT ENDRES

Partner, Broker

C 780.720.6541

scott@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 -51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

PROPERTY DETAILS

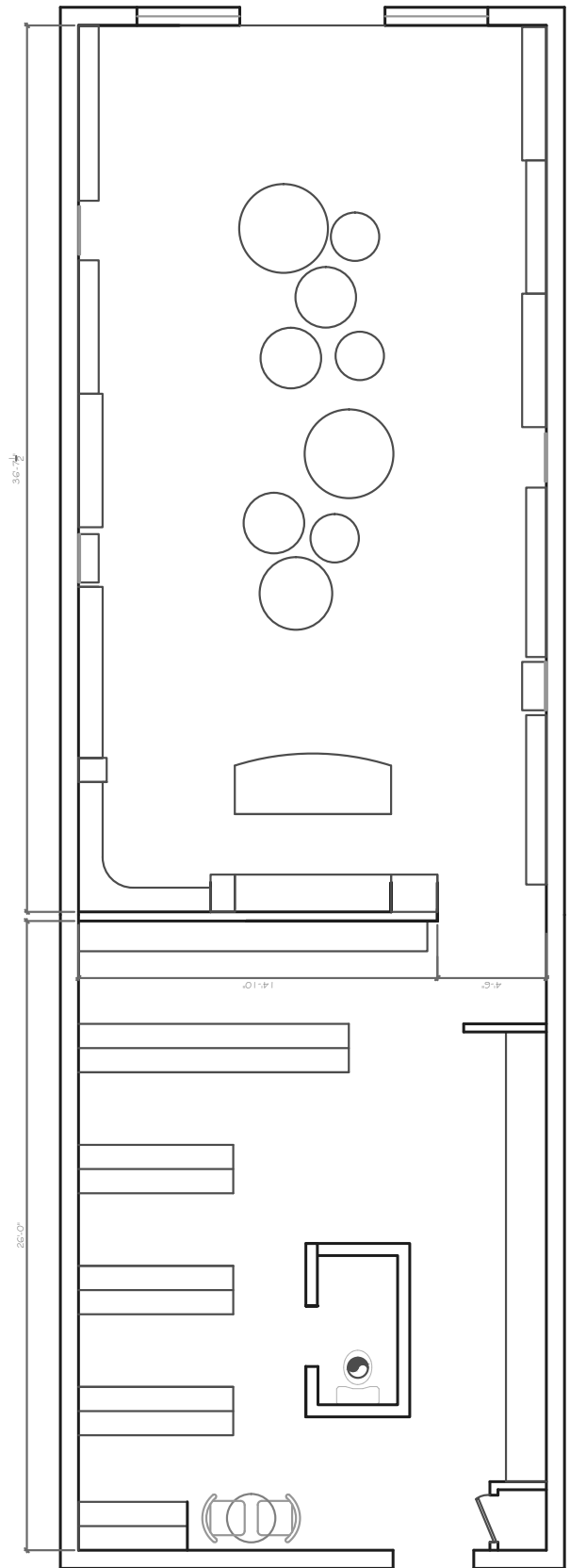
MUNICIPAL ADDRESS	800 Broadmoor Blvd, Sherwood Park AB T8A 4Y6
LEGAL DESCRIPTION	Plan: 1620658 Block: 3
SITE AREA	1,300 sq ft ±
PARKING	Scramble
HVAC	Yes

FINANCIALS

LEASE RATE	1 Year: \$20.00/sq ft 2-3 Years: \$22.00/sq ft 3.5 Years: \$24.00/sq ft
OPERATING COSTS	\$11.04/sq ft (property taxes, building insurance, property maintenance, management fee)
TERM	Sublease until September 2028, headlease available beyond
POSSESSION	30 days

ADDITIONAL INFORMATION

- Direct frontage to Broadmoor Boulevard
- Sherwood Park provides excellent services and transportation routes giving access across the greater Edmonton area.
- 60% showroom
- 40% storage/backroom



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 -51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com



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

Contact Us For More Information



JOEL WOLSKI

Director, Associate

C 780.904.5630

T 780.423.7599

joel@royalparkrealty.com



SCOTT ENDRES

Partner, Broker

C 780.720.6541

T 780.423.7588

scott@royalparkrealty.com



ROYAL PARK
REALTY™

T 780.448.0800 **F** 780.426.3007
#201, 9038 -51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com