

FULLY LEASED!

BROADMOOR HERITAGE PLAZA RETAIL/OFFICE/MEDICAL

800 Broadmoor Boulevard, Sherwood Park, AB



HIGHLIGHTS

- Prime retail plaza strategically located on Broadmoor Boulevard
- Check back for new vacancies
- Join Sherlock Holmes Pub, Japanese Village, Gem Gallerie, Mills Haven Dental, Bro's Liquor, ZIGLE Korean Bulgogi Restaurant, Chop Shop Physiques, Maraki Shoes and more!

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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Fully Leased | 800 Broadmoor Blvd., Sherwood Park, AB



DETAILS & FINANCIALS

MUNICIPAL ADDRESS	800 Broadmoor Blvd., Sherwood Park, AB
LEGAL DESCRIPTION	Condo Plan: 1620658;
ZONING	C5 (Service Commercial)
TYPE OF SPACE	Retail/Office/Medical
HVAC	Yes
PARKING	Ample surface parking 3.2/1,000 sq ft 214 stalls total
LEASE RATE	Market
OP COSTS	\$11.04/sq ft (property taxes, building insurance, property maintenance, management fees)
TERM	5 - 10 years
TI ALLOWANCES	Negotiable

ADDITIONAL INFORMATION

- Plaza is fully leased, check back for updated availabilities
- Direct frontage to Broadmoor Boulevard
- Sherwood Park provides exceptional services and transportation routes giving access across the greater Edmonton area



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Photos | 800 Broadmoor Blvd., Sherwood Park, AB



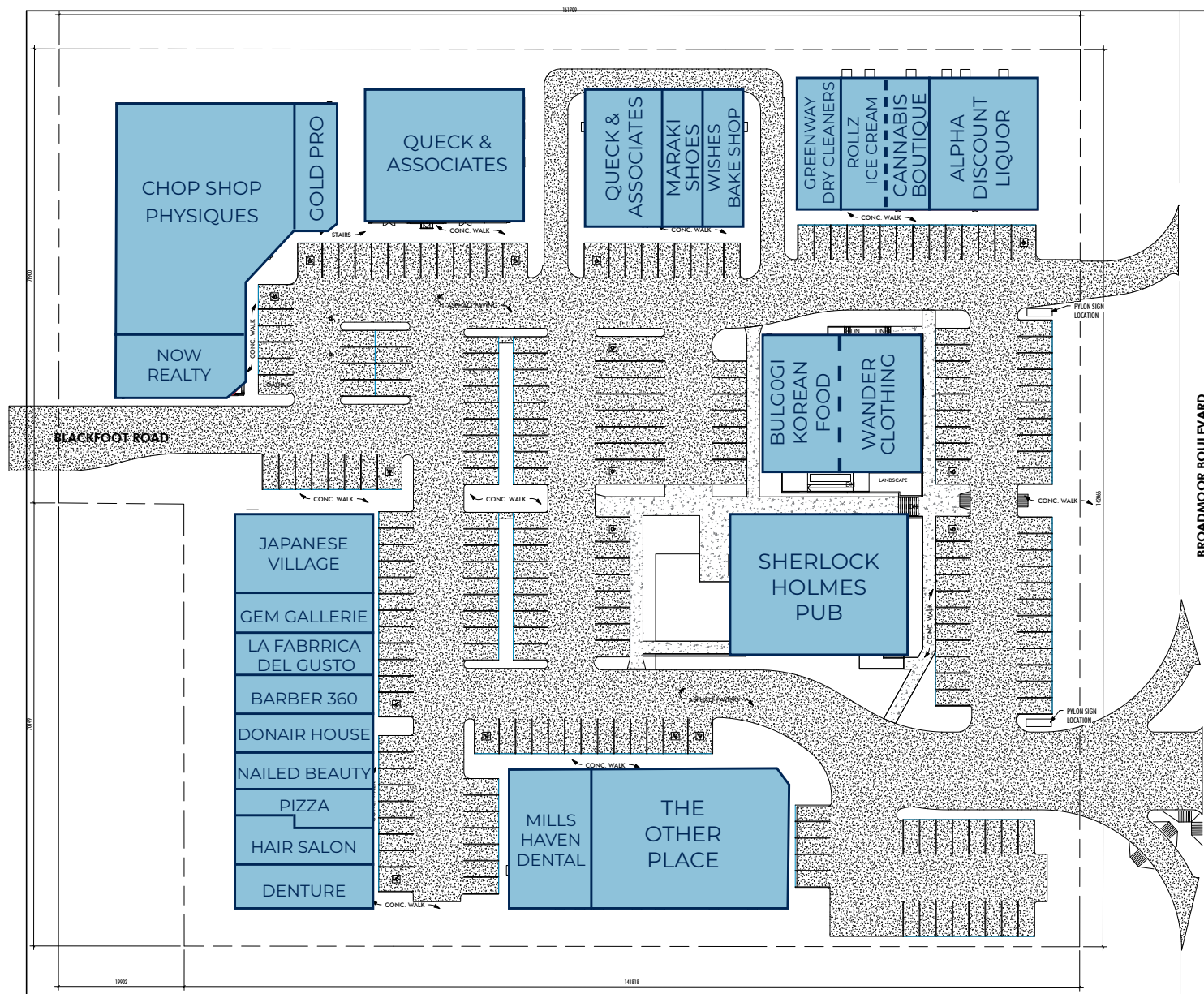
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Site Plan | 800 Broadmoor Blvd., Sherwood Park, AB



DRIVE TIME
MINUTES TO HENDAY
& BASELINE ROAD



**PUBLIC
TRANSIT**
BUS



HIGHWAY ACCESS
ANTHONY HENDAY
& YELLOWHEAD HWY



CONNECTIVITY
FIBRE OPTIC



PARKING
SURFACE &
STREET PARKING
AVAILABLE



ZONING
SERVICE
COMMERCIAL (C5)

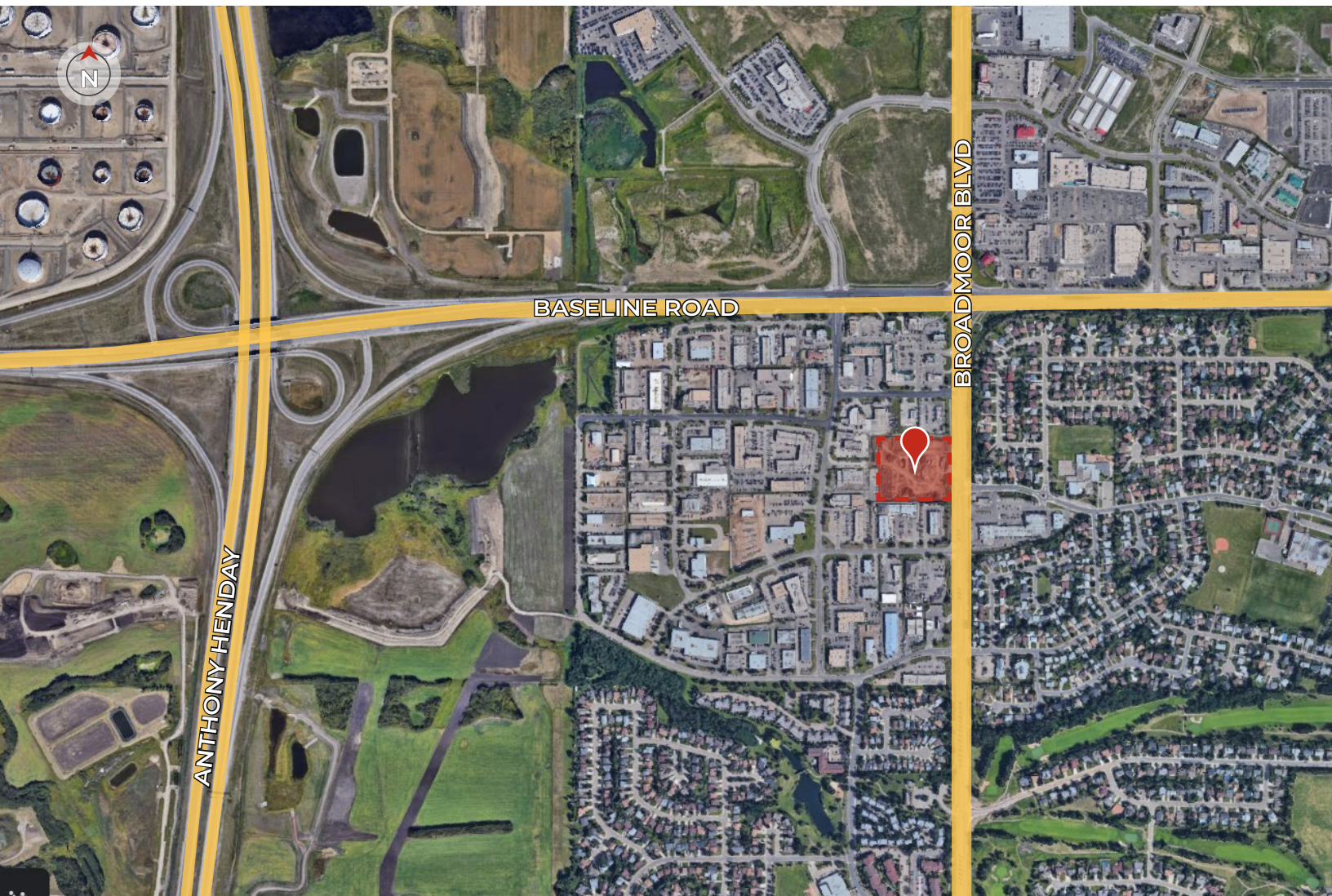


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Property Location | 800 Broadmoor Blvd., Sherwood Park, AB



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