

FOR LEASE

BROADMOOR HERITAGE RETAIL SPACE

Unit 310, 800 Broadmoor Boulevard, Sherwood Park, AB



HIGHLIGHTS

- This fully built-out hair salon offers a modern space in a desirable Sherwood Park location, providing an excellent opportunity to start or expand your business
- The space features modern fixtures, electrical outlets throughout, and plumbing brought into the main area, providing flexibility for a variety of salon, personal service, or other commercial uses
- With much of the infrastructure already in place, this location offers a functional and adaptable space ready for your business to make its mark

JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com

SCOTT ENDRES

Partner, Broker

C 780.720.6541

scott@royalparkrealty.com

RAYA WOLSKI

Licensed Assistant

C 780.904.8271

raya@royalparkrealty.com

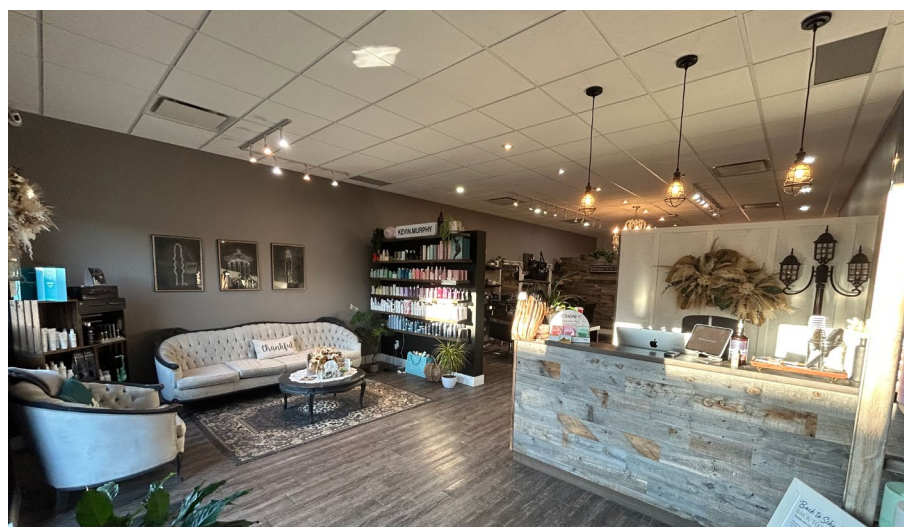


ROYAL PARK
REALTY™

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

royalparkrealty.com

For Lease | Unit 310, 800 Broadmoor Blvd., Sherwood Park, AB



Property Details & Financials

MUNICIPAL ADDRESS	Unit 310, 800 Broadmoor Blvd., Sherwood Park, AB
ZONING	C5 (Service Commercial)
TYPE OF SPACE	Retail
SIZE	1,541 sq ft ±
HVAC	Yes
PARKING	Scramble
POWER	120/280V 100A
LEASE RATE	\$32.00/sq ft
OP COSTS	\$12.04/sq ft (property taxes, building insurance, property maintenance, management fees)
POSSESSION	60 Days

ADDITIONAL INFORMATION

- Direct frontage to Broadmoor Boulevard
- Sherwood Park provides exceptional services and transportation routes giving access across the greater Edmonton area



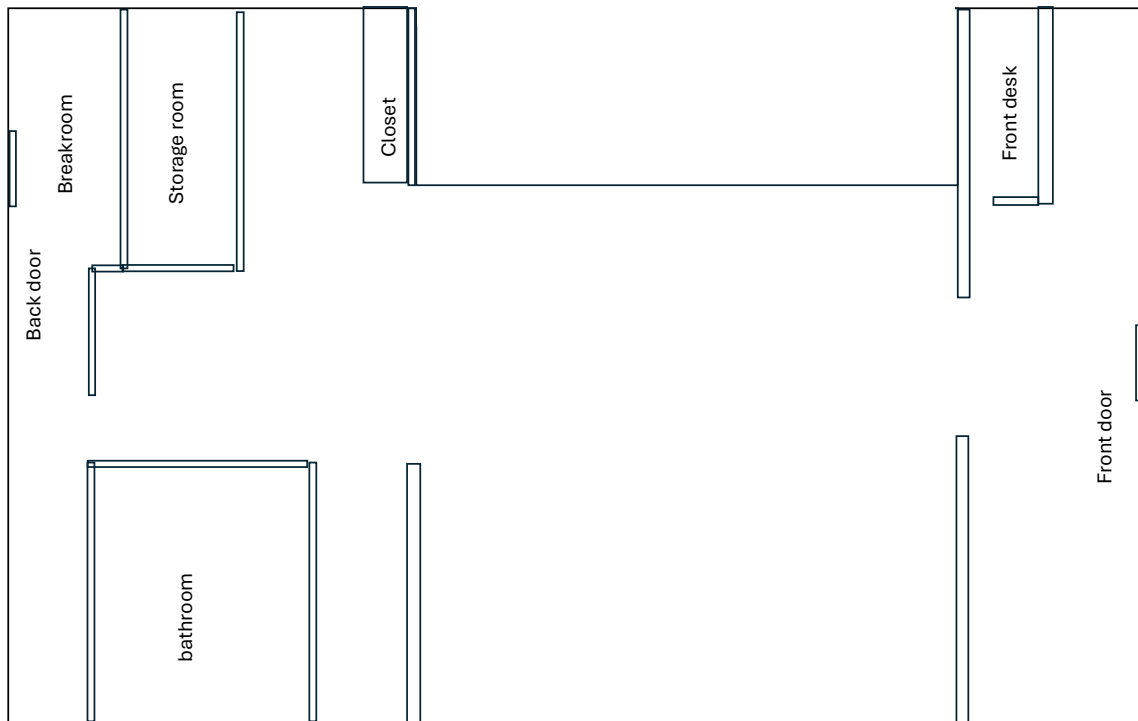
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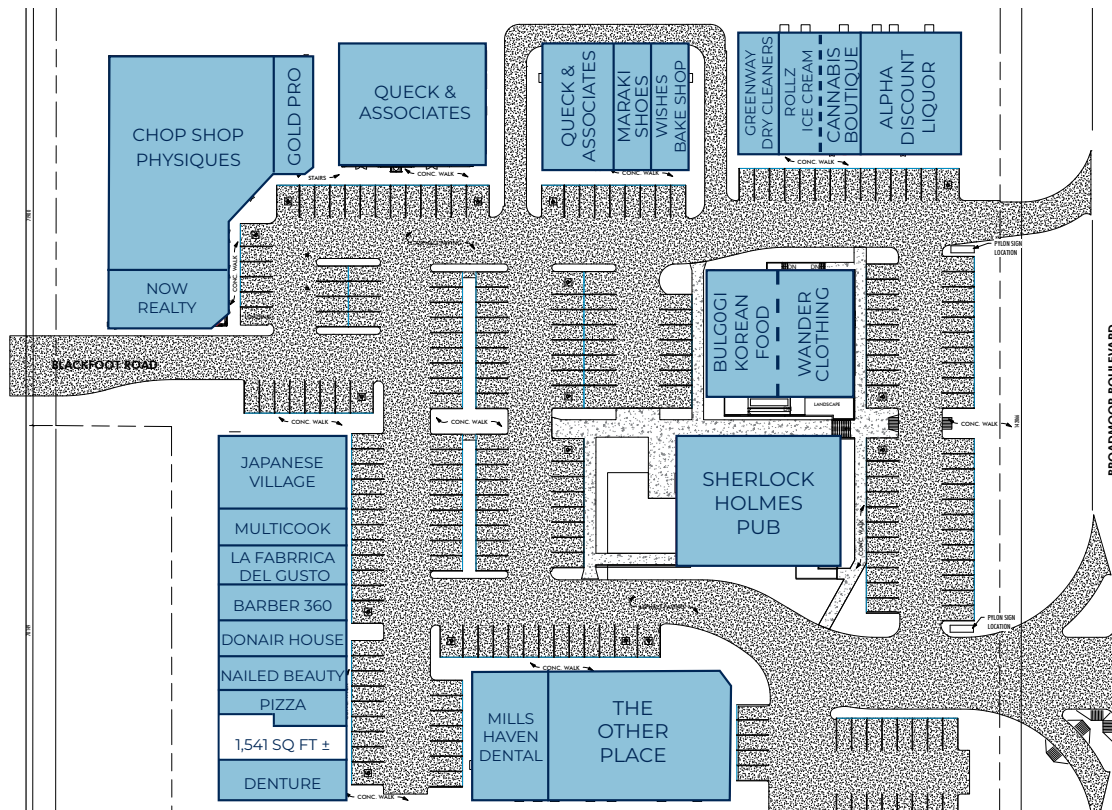
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Floor Plan | Unit 310, 800 Broadmoor Blvd., Sherwood Park, AB



Site Plan

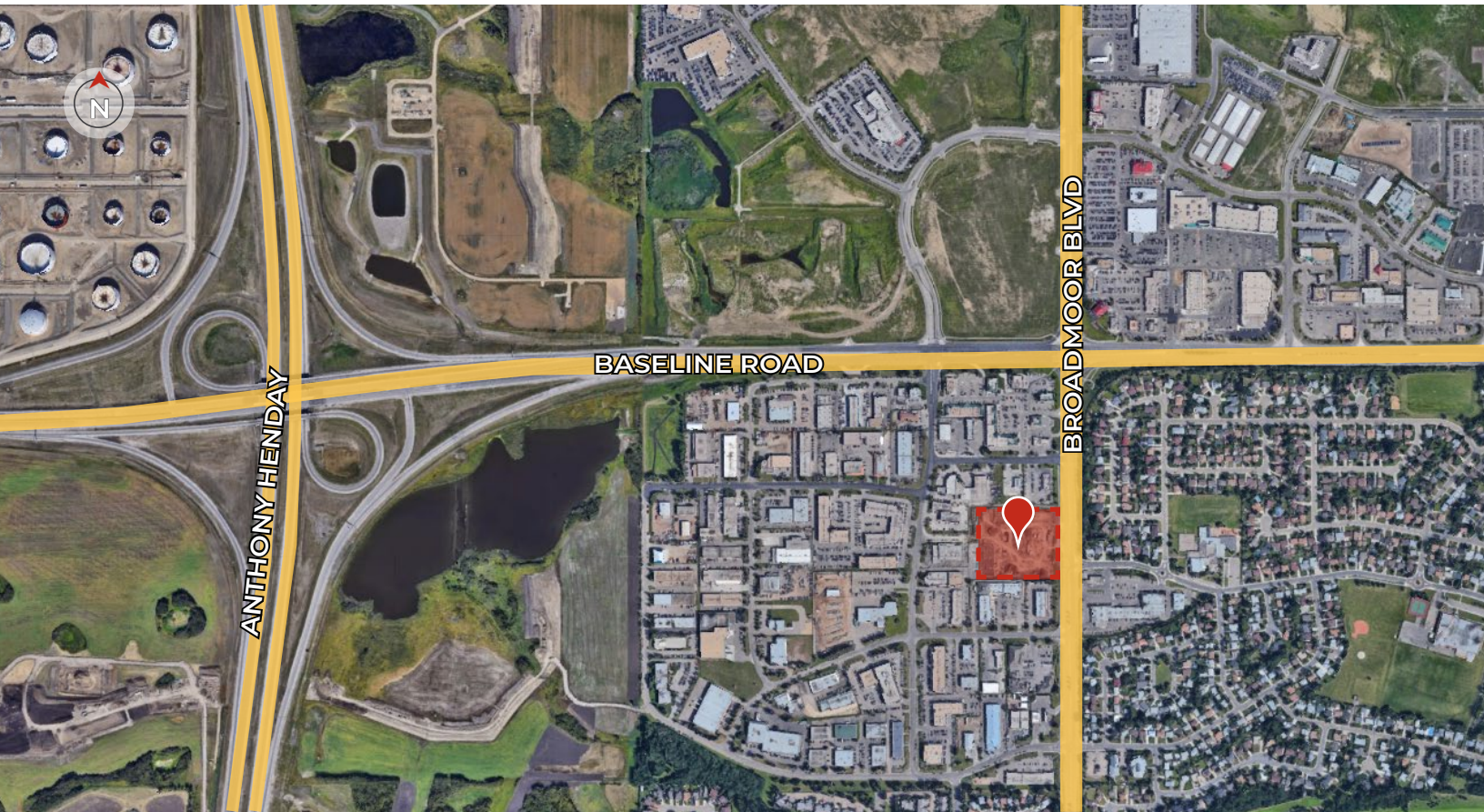


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