

FOR LEASE

BROADMOOR HERITAGE PLAZA RETAIL/OFFICE/MEDICAL

800 Broadmoor Boulevard, Sherwood Park, AB



HIGHLIGHTS

- Prime retail plaza strategically located on Broadmoor Boulevard
- 1,312 - 9,323 sq ft (+/-)
- Available for immediate possession
- Drive-thru opportunity available
- Existing build out vacancies include the former UFC Gym and a semi-fixtured Sport's Bar & Restaurant
- Join Japanese Village, Gem Gallerie, Mills Haven Dental, Meat Street Pies, Bro's Liquor and more!

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6940-76 Avenue NW Edmonton, AB T6B 2R2

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PROPERTY DETAILS

MUNICIPAL ADDRESS	800 Broadmoor Blvd, Sherwood Park, AB
LEGAL DESCRIPTION	Condo Plan: 1620658; Units: 1-8
ZONING	C5 (Service Commercial)
TYPE OF SPACE	Retail/Office/Medical
SIZE	1,312 - 9,323 sq ft
HVAC	Yes
PARKING	Ample surface parking 3.2/1,000 sq ft 214 stalls total
POSSESSION	Immediate

FINANCIALS

LEASE RATE	Starting at \$20.00/sq ft
OPERATING COSTS	\$10.00/sq ft (property taxes, building insurance, property maintenance, management fee)
TERM	5 - 10 years
TI ALLOWANCE	Negotiable

ADDITIONAL INFORMATION

- Direct frontage to Broadmoor Boulevard
- Drive-thru opportunity
- Existing build out vacancies include the former UFC Gym and a semi-fixtured sports bar/restaurant
- Sherwood Park provides exceptional services and transportation routes giving access across the greater Edmonton area



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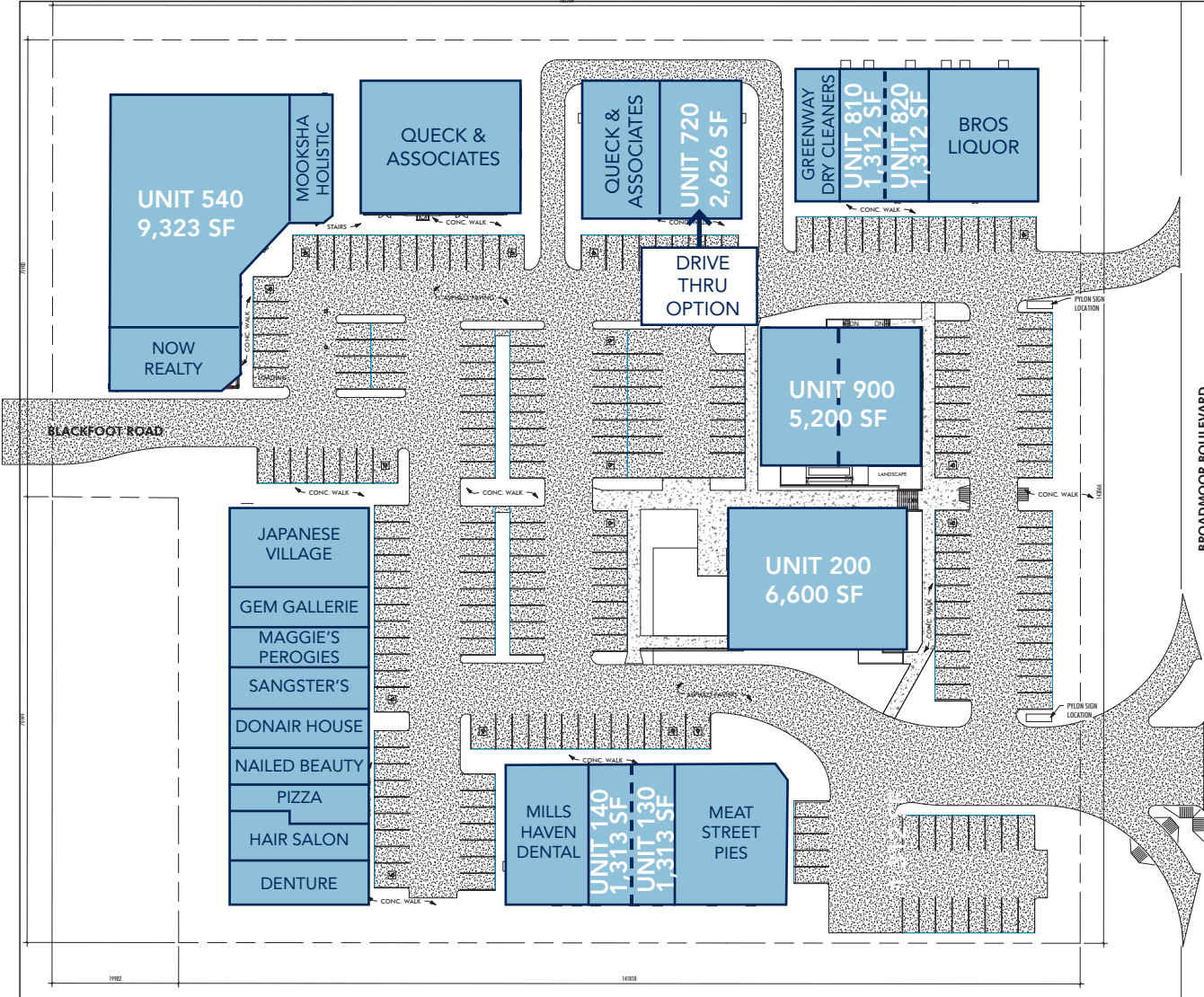
PHOTOS



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SITE PLAN

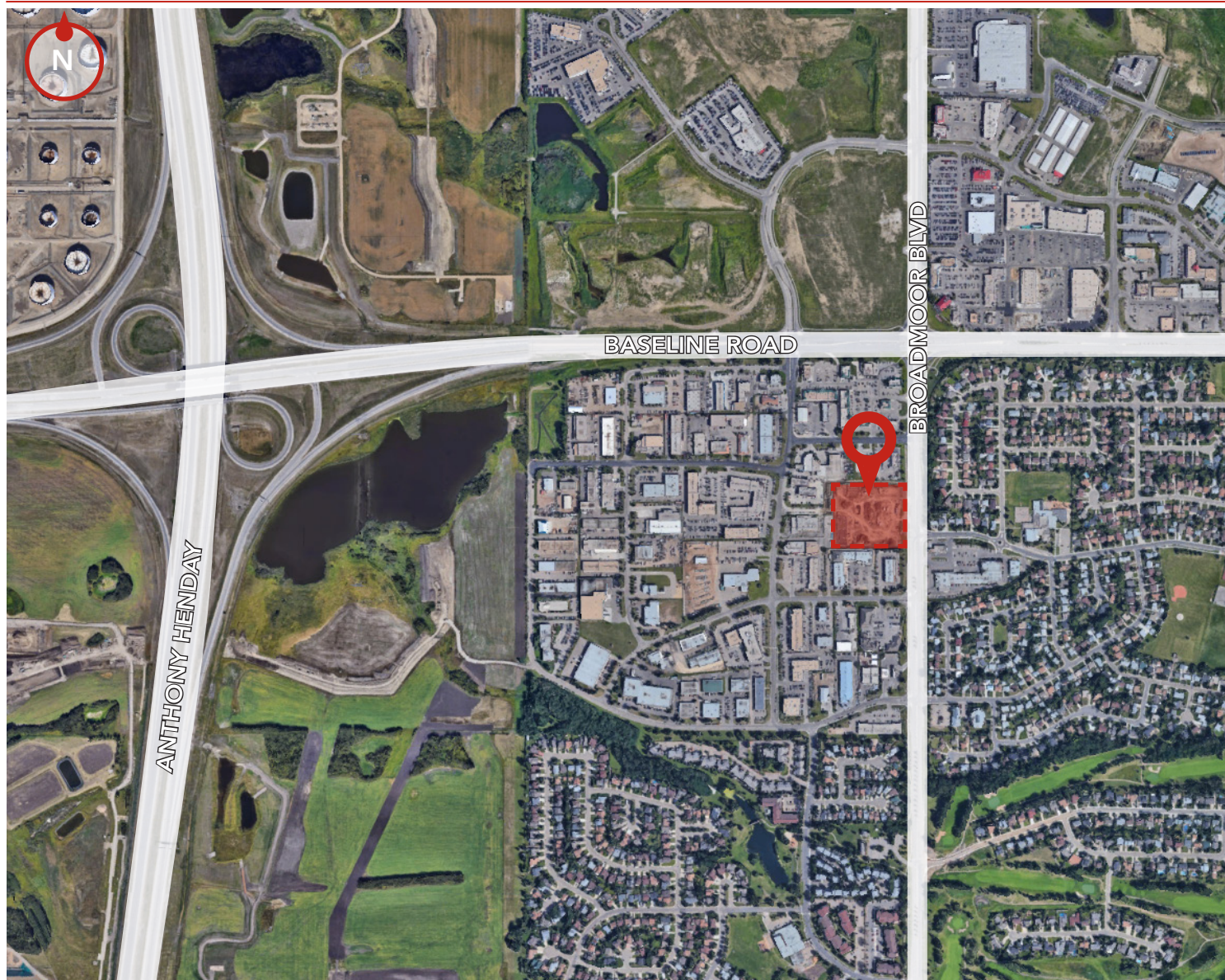




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PROPERTY LOCATION



DRIVE TIME	PUBLIC TRANSIT	HIGHWAY ACCESS	CONNECTIVITY	PARKING	ZONING
MINUTES TO HENDAY & BASELINE ROAD	BUS	ANTHONY HENDAY & YELLOWHEAD HWY	FIBRE OPTIC	SURFACE & STREET PARKING AVAILABLE	SERVICE COMMERCIAL (C5)
					

ABOUT ROYAL PARK REALTY

- › We've been in business since 1975
- › We service the greater Edmonton area
- › Two offices - Edmonton and Leduc
- › 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 & we serve our clients accordingly



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