

FOR LEASE

AVAILABLE OFFICE AND WAREHOUSE SPACE

184 KASKA ROAD | SHERWOOD PARK, ALBERTA



± 6,327 SF
Available Size



\$16.50 PSF
Base Rate



\$6.50 PSF
Op. Costs (Estimated 2026)



Immediate
Availability

This well-appointed office/warehouse space on Kaska Road is a great find, especially if your business relies on quick access to Broadmoor Boulevard and the Anthony Henday. It features a massive $\pm 4,442$ SF office layout that includes 14 private offices, a dedicated boardroom, a full kitchen, a handy kitchenette, and four bathrooms.

On the operational side, you get a clean $\pm 1,885$ SF warehouse with 21-foot high ceilings, plus an extra $\pm 1,012$ SF of cold storage with dual grade doors that let you move materials easily from both inside and outside. To top it off, there's an $\pm 4,500$ SF fenced yard for secure storage and plenty of energized parking stalls for those cold winter mornings.

Steven Pearson, Vice President
Investment & Industrial Sales/Leasing
P: 780 993 7501 E: steven@hcrgroup.ca

Jasdeep Dhaliwal, Associate
Investment & Industrial Sales/Leasing
P: 780 952 5866 E: jasdeep@hcrgroup.ca



HUGHES
COMMERCIAL
REALTY GROUP

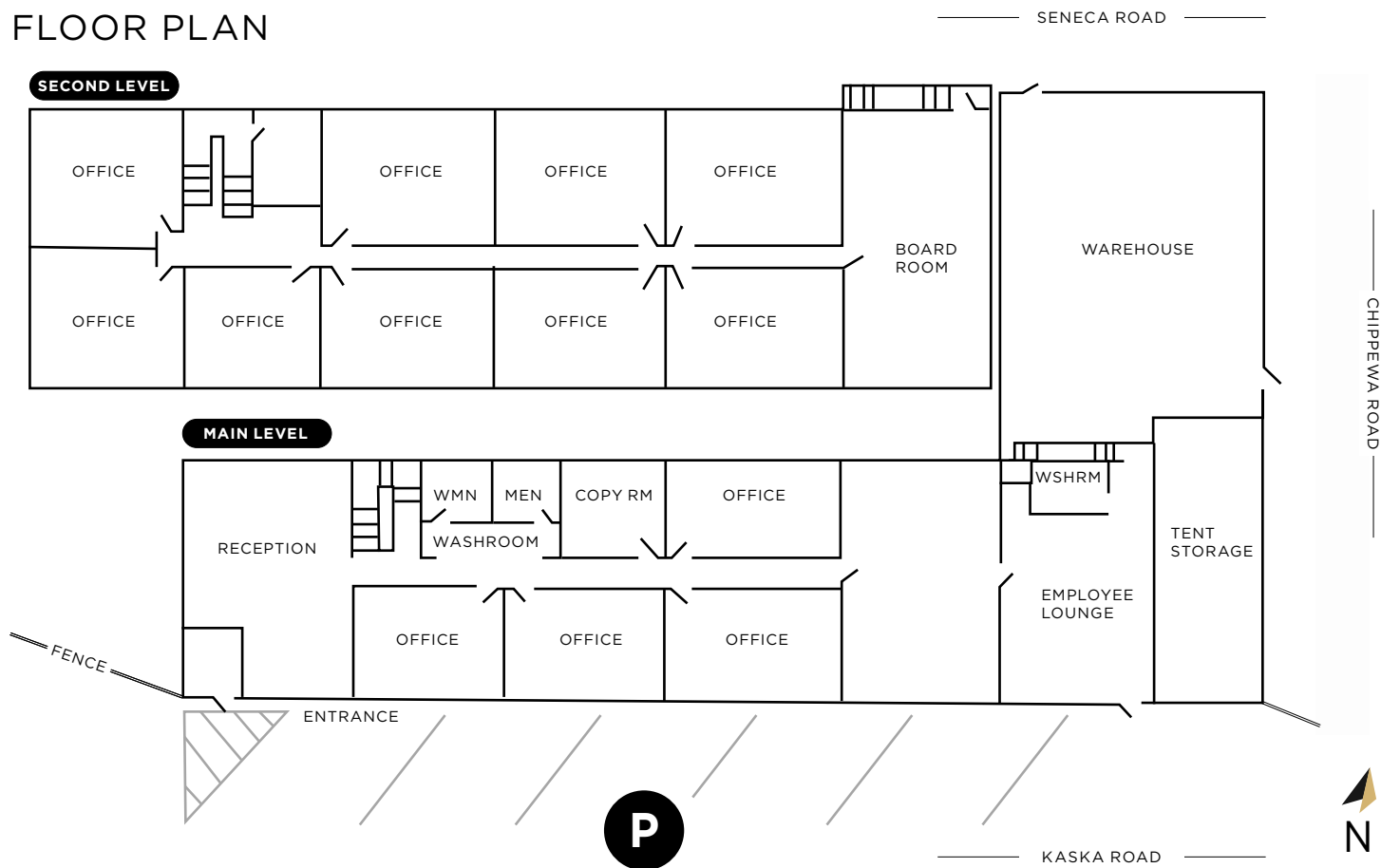
hcrgroup.ca

FOR LEASE | OFFICE/WAREHOUSE SPACE IN SHERWOOD PARK



FOR LEASE | OFFICE/WAREHOUSE SPACE IN SHERWOOD PARK

FLOOR PLAN



PROPERTY DETAILS

MUNICIPAL ADDRESS
184 Kaska Road
Sherwood Park, Alberta

NEIGHBOURHOOD
Strathcona County

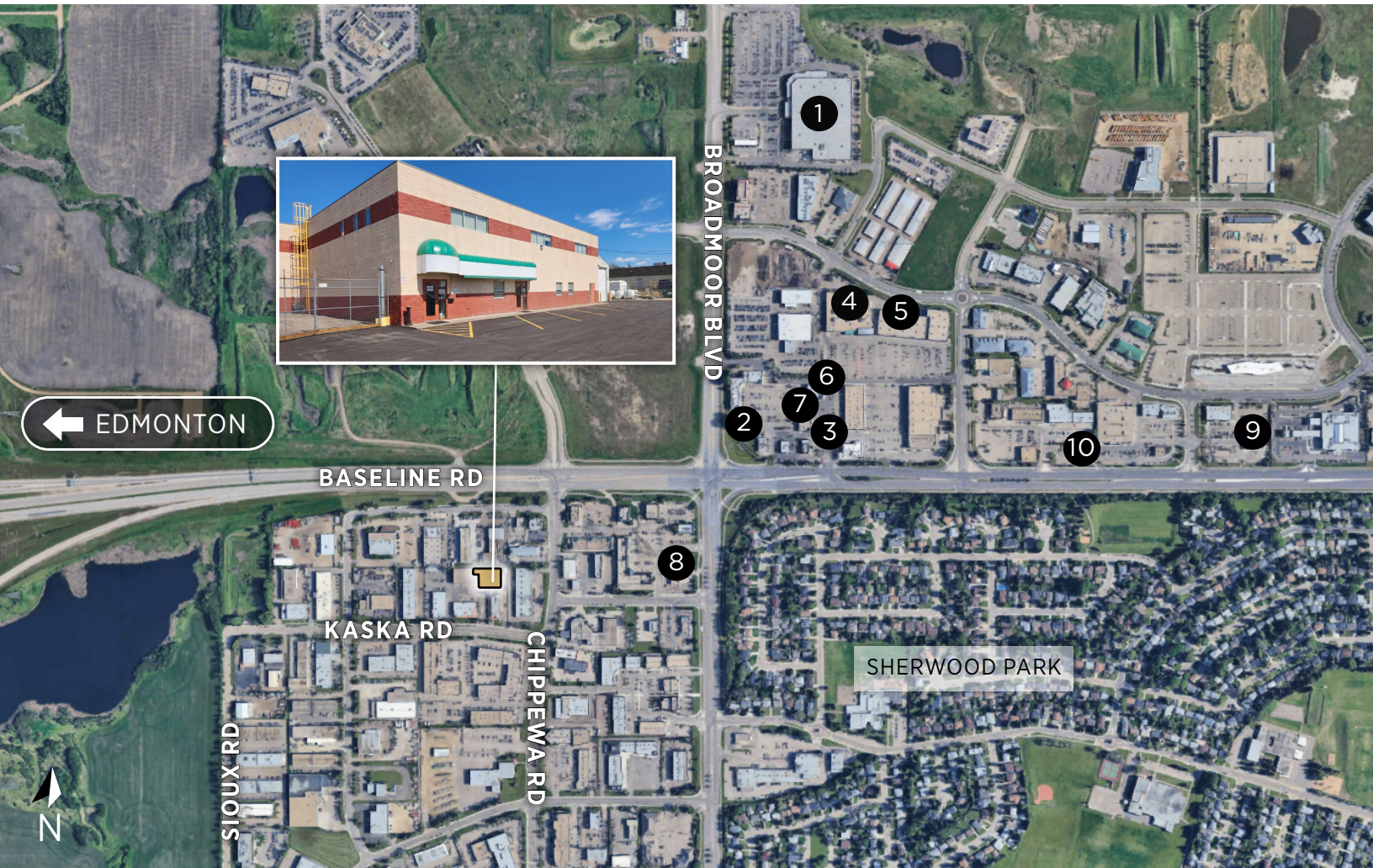
AVAILABLE SIZE	
Office	± 4,442 SF
Warehouse	± 1,885 SF
Total	± 6,327 SF
Cold storage	± 1,012 SF
Fenced yard	± 4,500 SF

ZONING
C5 - Service Commercial ⓘ

YEAR BUILT
2000

- IDEAL USES
- Office
 - Business support service
 - Major vehicle repair
 - Warehouse storage

FOR LEASE | OFFICE/WAREHOUSE SPACE IN SHERWOOD PARK



DRIVE TIMES FROM SITE

Anthony Henday Drive	5 Minutes
Yellowhead Trail	10 Minutes
Downtown Edmonton	20 Minutes
Edmonton In't Airport	30 Minutes

NEARBY AMENITIES

- | | |
|------------------------|----------------|
| 1. Costco | 6. BMO Bank |
| 2. LOCAL Public Eatery | 7. UPS Store |
| 3. Joey's | 8. Shell |
| 4. Save-on-Foods | 9. Canada Post |
| 5. Dollarama | 10. Petro Gas |

DEMOGRAPHICS



NEIGHBOURHOOD POPULATION (5 KM 2026)	76,435
--	--------



5-YEAR GROWTH FORECAST (5 KM 2023-2028)	2.5%
---	------



AVERAGE HOUSEHOLD INCOME (5 KM 2026)	\$161,331
--	-----------



TRAFFIC COUNTS BASELINE ROAD & BROADMOOR BOULEVARD (2026)	66,200
--	--------

Steven Pearson, Vice President
Investment & Industrial Sales/Leasing
P: 780 993 7501 E: steven@hcrgroup.ca

Jasdeep Dhaliwal, Associate
Investment & Industrial Sales/Leasing
P: 780 952 5866 E: jasdeep@hcrgroup.ca



HUGHES
COMMERCIAL
REALTY GROUP

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.