

FOR LEASE

PRIME COMMERCIAL SPACE AVAILABLE

176 KASKA ROAD
SHERWOOD PARK, ALBERTA

± 3,003 SF



This versatile, ± 3,003 SF, move-in-ready commercial space is positioned in the heart of Strathcona County's established business hub, offering an ideal setup for operations looking to establish or expand their footprint.

Location & Access

Direct Connectivity: Quick Edmonton area access via Anthony Henday Drive and Yellowhead Trail.
Established Area: Located within a well-developed, high-traffic commercial and industrial sector.
Flexible Zoning: (C5) Service Commercial zoning accommodates a wide variety of business uses.

Suite Features

Functional Layout: Includes a dedicated reception area and fully built-out private offices.
Amenities: Equipped with four (4) washrooms and a staff kitchenette.
Parking: Accessible surface parking on-site, supplemented by additional street parking.

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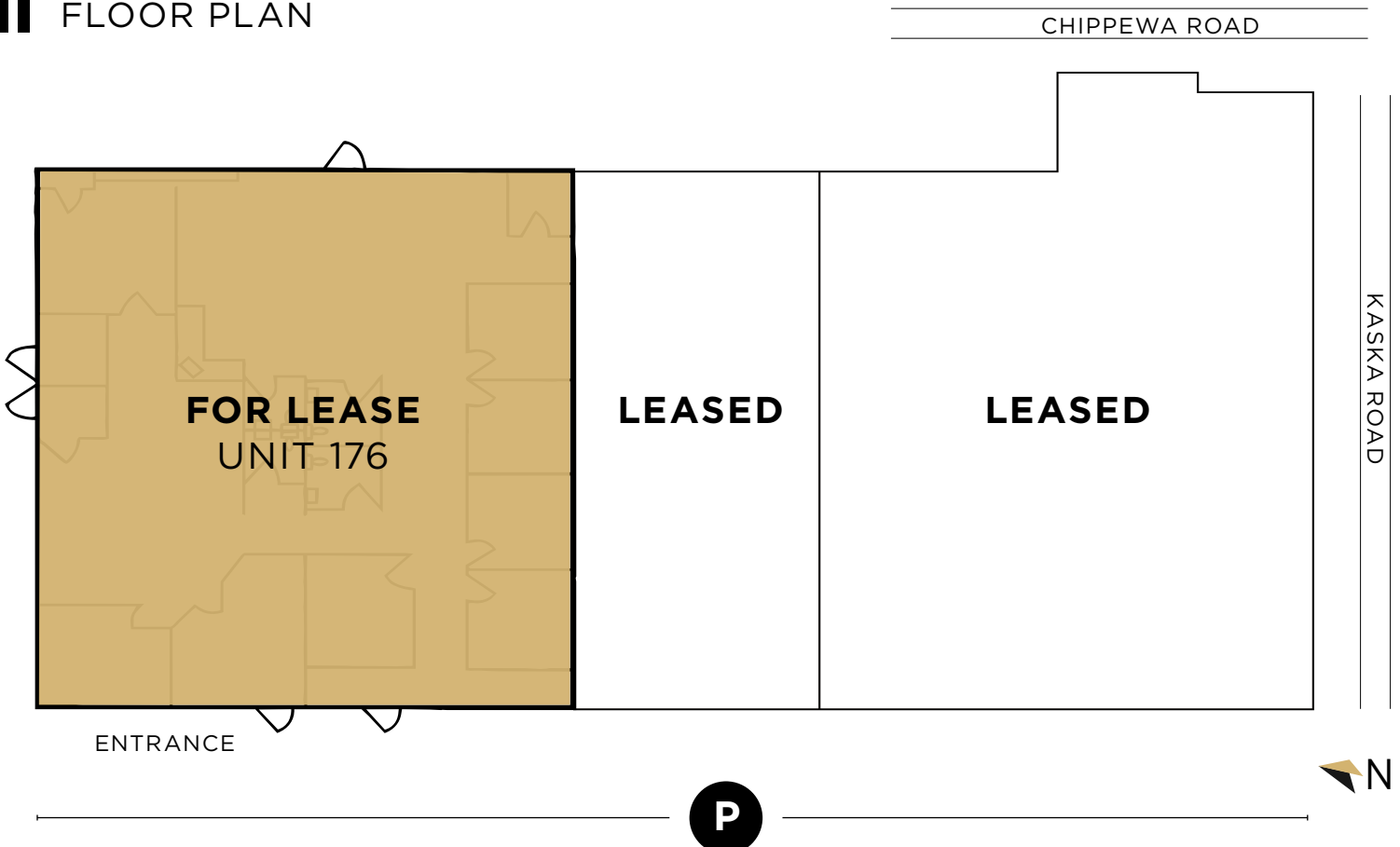
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III FLOOR PLAN



PROPERTY DETAILS

MUNICIPAL ADDRESS
176 Kaska Road
Sherwood Park, Alberta

NEIGHBOURHOOD
Strathcona County

AVAILABLE SIZE
± 3,003 Square Feet

ZONING
C5 - Service Commercial ⓘ

YEAR BUILT
2000

IDEAL USES

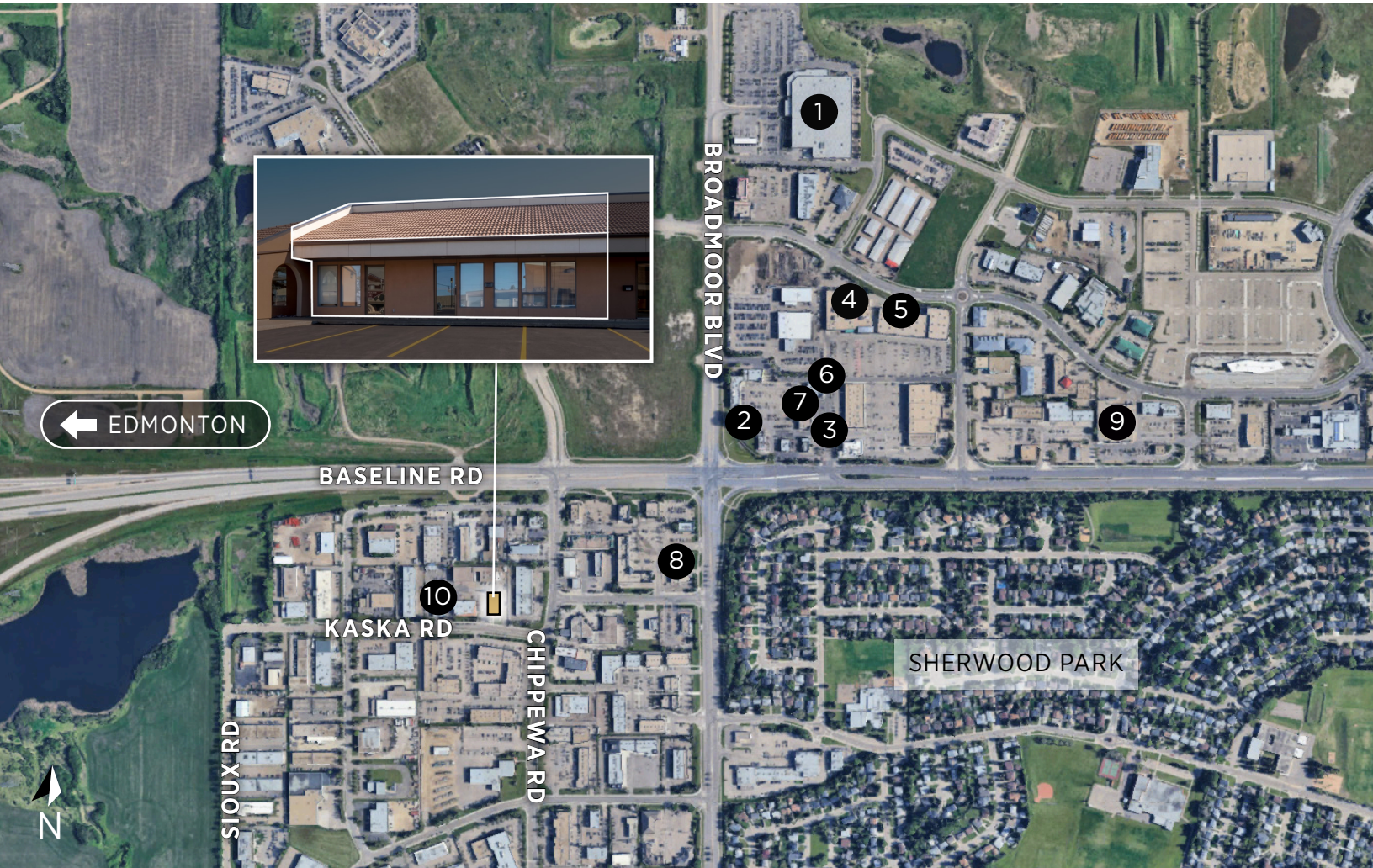
- Office
- Broadcasting studio
- Business support service
- Financial service

\$16.50 PSF
Lease Rate

\$6.50 PSF
Op. Costs

Includes management, property taxes, building insurance, garbage/recycling, snow removal and landscaping

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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. Value Village |
| 5. Dollarama | 10. Sherwood Bottle Depot |

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) 70,000

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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.