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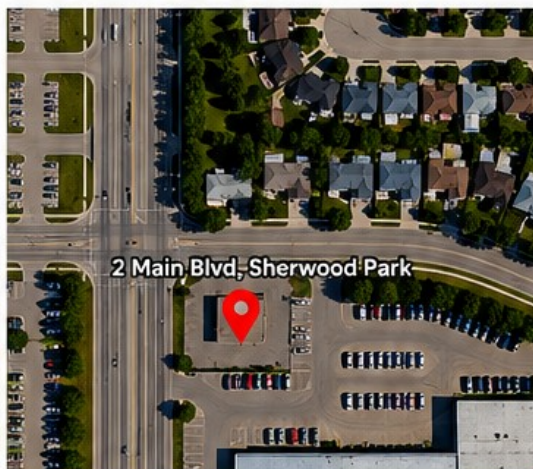
HIGH VISIBILITY COMMERCIAL PROPERTY
IN THE HEART OF SHERWOOD PARK

2 MAIN BLVD

SHERWOOD PARK, AB T8A 3T2



Prime Corner Location with
Excellent Exposure & Access



3,588 SQ FT
TOTAL SIZE



\$35.00 / SQ FT
LEASE RATE
STARTING AT



\$12.00 / SQ FT
ADDITIONAL RENT
(ESTIMATED)

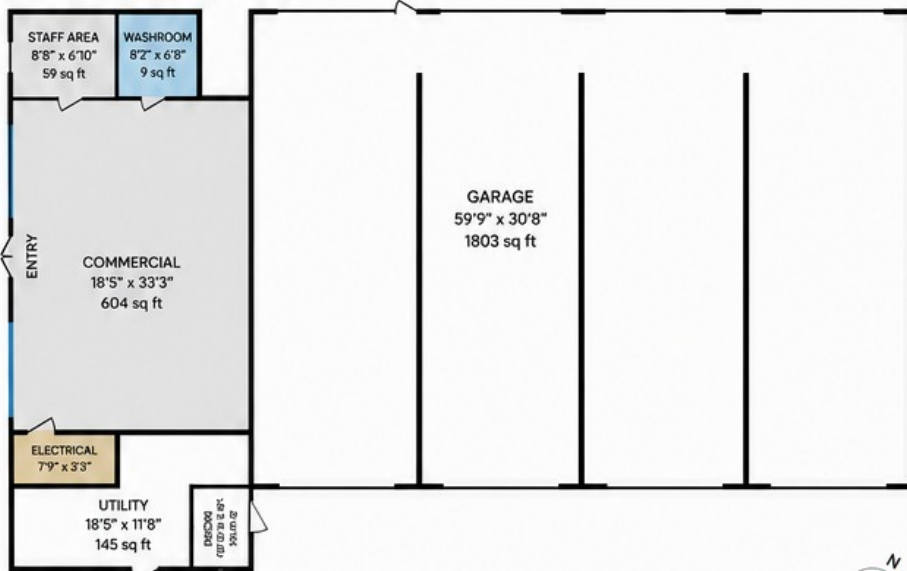


**FORMER
HUSKY / MOHAWK
GAS STATION**

PROPERTY HIGHLIGHTS

- ✓ High exposure corner lot with excellent visibility on Main Blvd
- ✓ Zoning suitable for a variety of commercial uses
- ✓ Large parcel with ample parking and circulation
- ✓ Multiple access points for convenient ingress/egress
- ✓ Strong surrounding demographics and established community
- ✓ Ideal site for redevelopment or continued service-oriented use

FLOOR PLAN – 3,588 SQ FT



White regions are excluded from total floor area in iGUIDE floor plans.
All room dimensions and floor areas must be considered approximate
and are subject to independent verification.

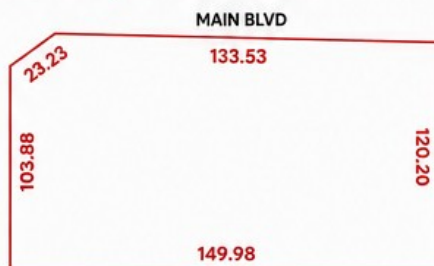
0 6 12 ft



SITE DETAILS

- Total Size:** 3,588 sq ft
- Lot Size:** Approx. 0.41 Acres
- Zoning:** C1 Community Commercial
- Access:** Multiple Access Points
- Parking:** Ample On-Site Parking Available

SITE PLAN / LOT DIMENSIONS



*Dimensions are approximate.

IDEAL USES

- Gas Station / Fuel Operator
- Car Wash (Express or Full Service)
- Convenience Store / Retail
- Quick Service Food (Drive-Thru Potential)
- Automotive / Service-Based Retail



LISTING AGENT

SUNNY DHILLON

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Key 2 Commercial
Solution Driven Quality Service

MaxWell

Progressive

Where Real Estate Happens®

DEMOGRAPHICS & MARKET PROFILE

2 MAIN BLVD, SHERWOOD PARK, T8A 3T2

A strong local customer base

The property sits within an established Sherwood Park market characterized by family-oriented households, high car dependence and solid household incomes.

\$137,037

AVG. HOUSEHOLD INCOME
Property-Area Profile

1.71

AVG. CHILDREN
Per Household

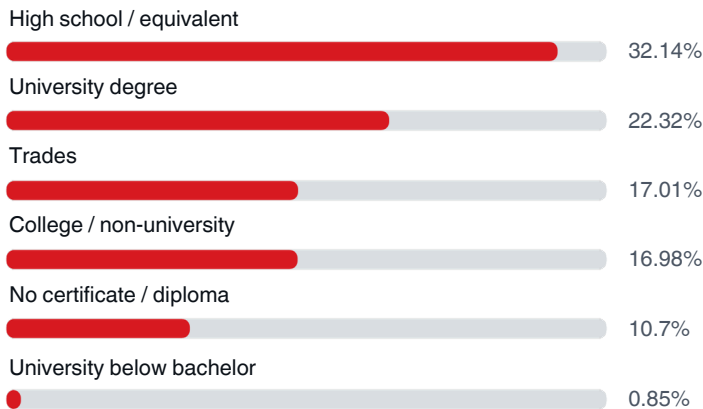
88.89%

DRIVE TO WORK
Primary Commute Mode

99.39%

HOUSES
Building-Typeprofile

PROPERTY-AREA PROFILE



Household & lifestyle indicators

Life stage	Midlife Families
Employment	Service Sector / White Collar
Average children	1.71
Commute by car	88.89%
Commute on foot	4.91%
Commute by transit	0.17%

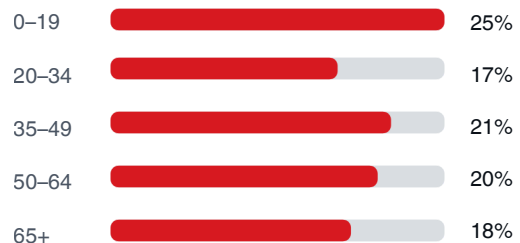
SHERWOOD PARK SNAPSHOT

70,404

CURRENT POPULATION (EST.)

Source: Wahi market profile, accessed Sep. 2026

Population by age



Market characteristics

Average household income	\$152,31
Home ownership	0 85%
Single-family households	74%
Single-person households	22%
English Speaking Population	91%

WHAT THE DEMOGRAPHICS SIGNAL

- Family-oriented market with meaningful household spending potential.
- High automobile usage supports convenience, service, drive-through and auto-oriented concepts.
- Established residential base provides a broad recurring customer catchment.



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