

FOR LEASE

SHERWOOD CENTRE

Units #60 and #70, 1020 Sherwood Drive, Sherwood Park, AB



HIGHLIGHTS

- Sherwood Centre is a highly visible commercial development located within Sherwood park
- Unit 60 – 1,128 sq ft (+/-) and Unit 70 – 1,145 sq ft (+/-)
- Both units can be combined to form 2,273 sq ft (+/-)
- Open shell concept, ready for fixturing
- Join Tenants like Shoppers Drug Mart, Save on Foods, Dollarama, CIBC, Cobs Bread, Ricky Grill, Chopped Leaf, K-Lee Boutique, Opa Greece, and Wing Shop
- High profile location with excellent access on Wye Road and Sherwood Drive

CONTACT

MARCUS SCHWABE

Senior Associate

T 780.423.7577 C 780.991.7539

marcus@royalparkrealty.com

TYLER WEIMAN

Partner, Associate

T 780.423.7578 C 780.995.0028

tyler@royalparkrealty.com



ROYAL PARK
REALTY™

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

royalparkrealty.com

PROPERTY DETAILS

MUNICIPAL ADDRESSES	#60, 1020 Sherwood Drive, Sherwood Park, AB #70, 1020 Sherwood Drive, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 0024946; Block: 1; Lot: 16
ZONING	C2 (Arterial Commercial)
YEAR BUILT	2022
NEIGHBOURHOOD	Sherwood Centre
UNIT SIZES	
UNIT 60	1,128 sq ft (+/-)
UNIT 70	1,145 sq ft (+/-) Can be consolidated to 2,273 sq ft (+/-)
PARKING	Ample surface parking
POWER	225 amp, 3P 120/208V per unit
WATERLINE	1" per unit
GAS	305 kPA 450 MBH per unit
HVAC	1 - 5 ton per unit

FINANCIALS

LEASE RATE	Market
CAM (2023)	\$7.91/sq ft
TAXES (2023)	\$4.33/sq ft
PYLON	\$250/month (depending on availability)
TI ALLOWANCE	\$20/sq ft
POSSESSION	Immediate



- 20 MINS TO EDMONTON CITY CENTRE
- 25 MINS TO FORT SASKATCHEWAN
- 30 MINS TO ST. ALBERT
- 30 MINS TO EDMONTON INT'L AIRPORT



TRAFFIC COUNT

- WYE ROAD -> 34,640
- SHERWOOD DRIVE -> 26,632



As a long time staple of the Sherwood Park neighbourhood, we're pleased to introduce this refreshed redevelopment that will act as the neighbourhood hub for all things retail. It will provide a new found vibrancy for the community, featuring a variety of opportunities for both national and local tenants. We're looking for a diverse mix of tenants who will better serve the neighbourhood. Ideal

tenant types include retailers such as quick service restaurants and personal services. This development is ideally situated on the corner of Sherwood and Wye road providing easy access to surrounding neighbourhoods, as well as various Strathcona County public transit stops.

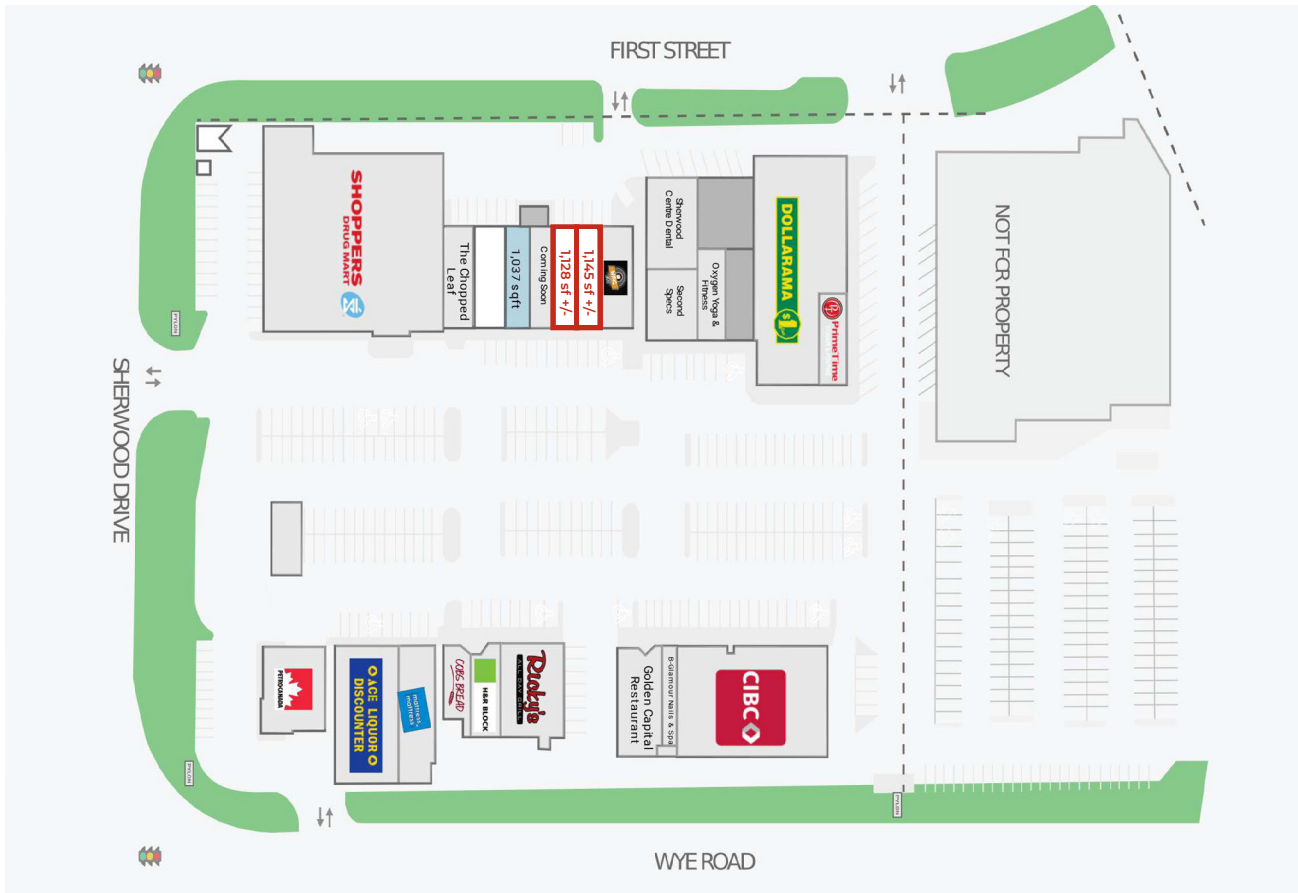


**ROYAL PARK
REALTY™**

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

royalparkrealty.com

SITE PLAN

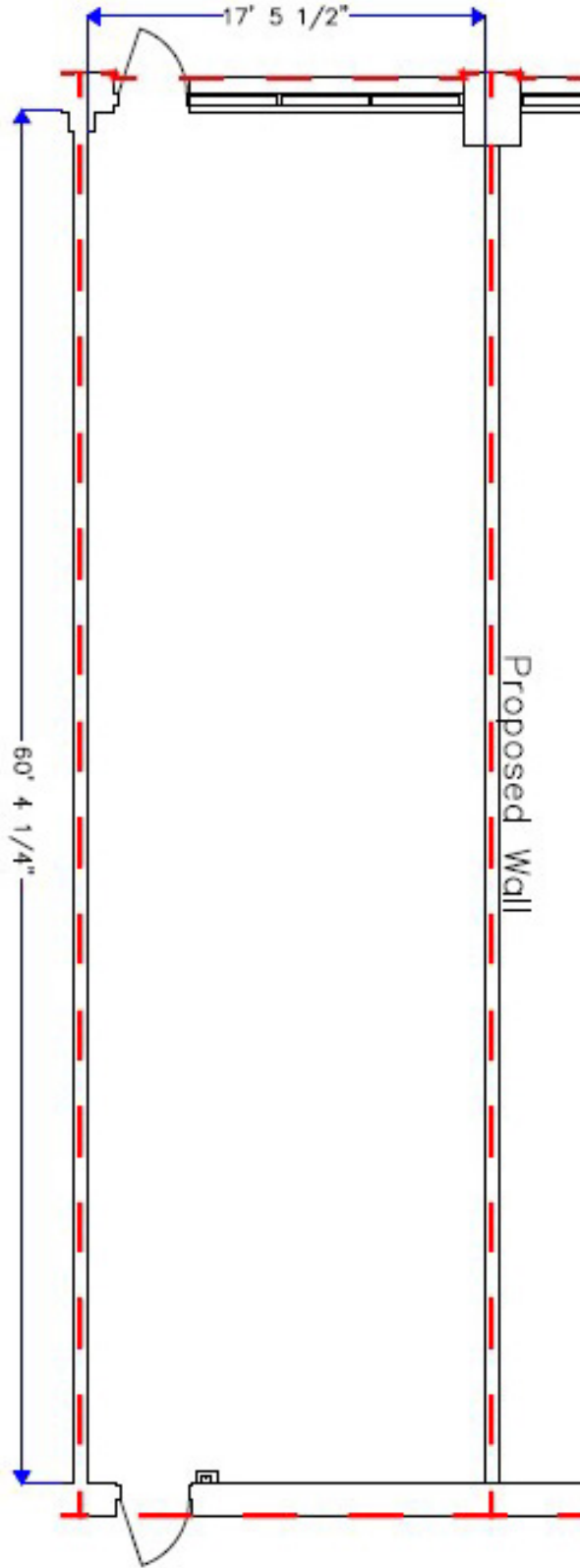


**ROYAL PARK
REALTY™**

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

royalparkrealty.com

FLOOR PLAN - UNIT 60 1,128 SQ FT (+/-)

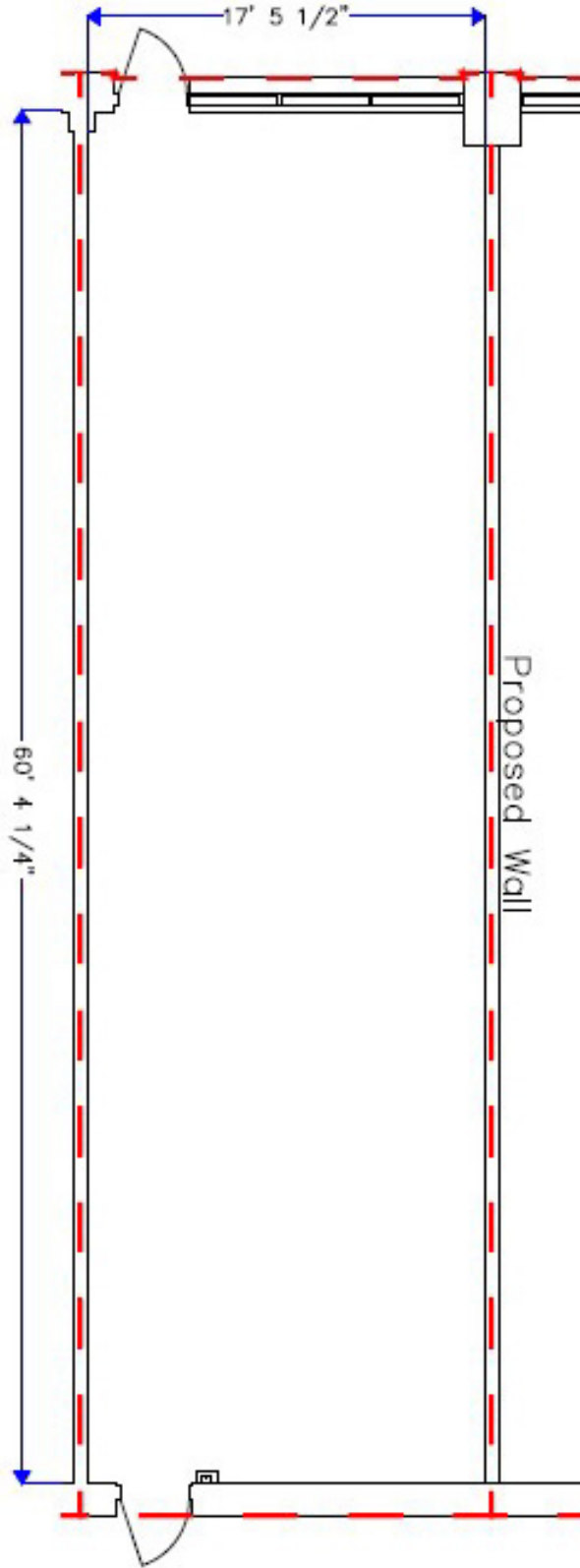


ROYAL PARK
REALTY™

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

royalparkrealty.com

FLOOR PLAN - UNIT 70 1,145 SQ FT (+/-)



ROYAL PARK
REALTY™

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

royalparkrealty.com

PHOTOS



AERIAL



**ROYAL PARK
REALTY™**

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

royalparkrealty.com

ABOUT STRATHCONA COUNTY

Location



Strathcona County, located in the heart of Alberta, is an energetic and thriving community. Situated in the Capital Region of Edmonton, with enviable transportation access to CP / CN railway, major highways (Yellowhead, Queen Elizabeth II Highway, Anthony Henday), and a 30-minute drive to the Edmonton International Airport.

Leading industries



Agriculture & agri-food



Hydrogen & petrochemicals



Technical services



Construction



Transportation



Manufacturing

Demographics



100,362 * 2022 Municipal Census

Population: Urban 73,000
Rural 27,362



Average age



22,000 * 2020-21 Alberta Open Data

Local highly-skilled graduates



825,200 * 2020 Alberta Labour Market Review

Eligible workers in the region



\$148,000 * 2020 Federal Census

Average household income

Canada's energy engine



Strathcona County is part of Canada's largest hydrocarbon processing region - driving the economy, diversification, innovation, and quality of life.

Business



Unique and supportive business community



3,535

Businesses with employees,
10,702 businesses in total



\$20+ billion

Industrial projects announced, under construction, recently completed, or undergoing study

Retail market



1.5 million

Market area population



\$6.7 billion

Household spending power



ROYAL PARK
REALTY™

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

royalparkrealty.com

C2 - ARTERIAL COMMERCIAL

Purpose:

To provide for a diversity of commercial businesses in planned centres displaying a high standard of appearance and design. This is normally located in highly visible locations along arterial roadways and includes more vehicle-oriented uses. They are for use by residents of Strathcona County and

Permitted Uses	Permitted Uses Cont'd
Animal grooming and day care facility	Retail, alcohol*
Business support service	Retail, convenience
Care centre, intermediate	Retail, general
Care centre, major	Service station, major*
Care centre, minor	Service station, minor*
Convenience vehicle rental	Utility service, minor
Custom workshops	Vehicle repair, major
Emergency service	Vehicle repair, minor
Entertainment, spectator	Vehicle sale/rental
Equipment, minor	Veterinary service, minor
Financial service	Warehouse sale
Fleet service	
Food service, drive-in	
Food service, restaurant	
Food service, specialty	
Funeral service	
Gas bar*	
Government service	
Greenhouse and plant nursery	
Health service, minor	
Hotel	
Household repair service	
Landscaping sales and service	
Library and exhibit	
Motel	
Neighbourhood pub	
Nightclub	
Office	
Personal service establishment	
Recreation, indoor	
Recycling drop-off	
Religious assembly, minor*	
	<u>Discretionary Uses</u>
	Amusement centre
	Commercial storage
	Contractor service, limited
	Drive-through vehicle service*
	Education, private
	Education, public
	Flea market
	Parking, non-accessory
	Private club
	Retail, secondhand
	Truck and manufactured home
	Sale/rental
	WECS, small*

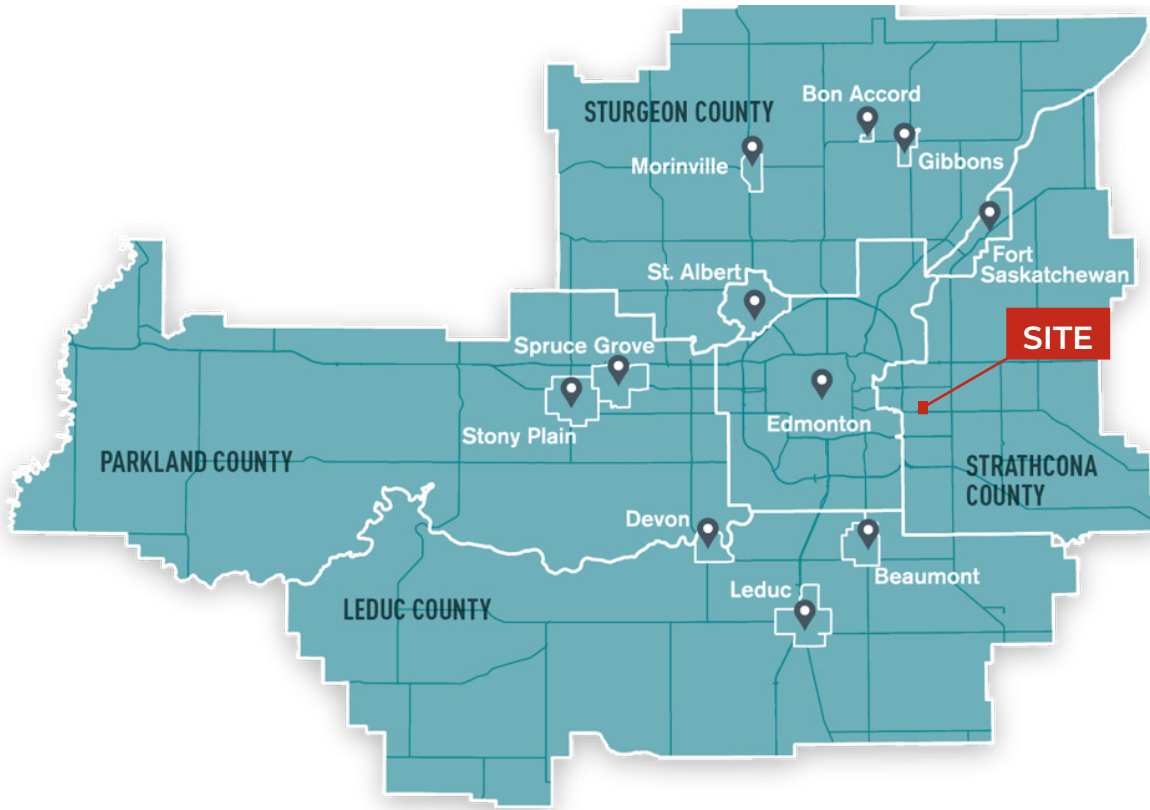


ROYAL PARK
REALTY™

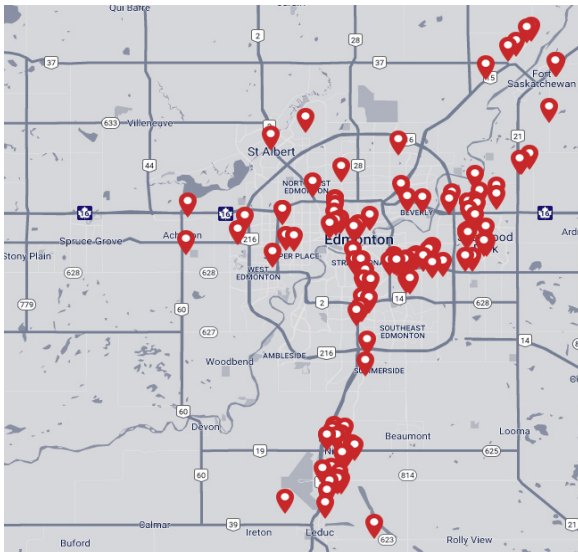
T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

REGIONAL MAP



ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- 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 and we serve our clients accordingly



**ROYAL PARK
REALTY™**

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

royalparkrealty.com

MARCUS SCHWABE, Senior Associate, BSc. BEd.



Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the Costar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, two grandchildren and a dog.

TYLER WEIMAN Partner, Associate - BIO



Tyler joined the firm in 2017, after a successful 14-year professional hockey career which saw him have extended travels in North America, Europe and Asia. His high level of professionalism, dedication to excellence and attention to detail is top priority to his clients while helping them achieve their business goals.

As a partner of Royal Park Realty, he brings knowledge, enthusiasm and a desire to attain the best results for property owners and users. Tyler works to be a valuable asset to his clients by understanding their needs and developing long lasting relationships.

Tyler specializes in leasing and the sale or purchase of commercial and industrial properties consisting of owner/user & multi-tenant industrial buildings, expansions, build to suit, relocations, land acquisitions and development of industry property.

Tyler enjoys giving back to the community and continues to be involved in various charitable organizations. He and his wife are raising their four children in the Edmonton area.



ROYAL PARK
REALTY™

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

royalparkrealty.com