

FOR LEASE (BUILD TO SUIT)

RETAIL/OFFICE

4000 Buckingham Drive, Sherwood Park, AB



HIGHLIGHTS

- Great location for a business that is complimentary to a carwash
- Attached to new carwash (12 hand-wash bays, 3 touchless, 4 RV)
- Corner visibility
- Build to suit (estimated around 3,600 sq ft)
- ILT (Light Industrial Zoning)

CONTACT

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PROPERTY DETAILS

ADDRESS	4000 Buckingham Drive Sherwood Park, AB
LEGAL DESCRIPTION	Plan 1323939; Block 1; Lot 15
SIZE	Build to Suit (3,000 - 4,000 sq ft)
TYPE OF SPACE	Retail/Office
ZONING	ILT (Light Industrial)
YEAR BUILT	2017
PARKING	On-Site
TENANTS LIST	12 bay car wash, 3 touchless car wash, 4 RV wash bays

FINANCIALS

LEASE RATE	Market
OPS COSTS	TBC
UTILITIES	Additional
TERM	Five (5) years preferred
POSSESSION DATE	Upon completion

FLOOR PLAN

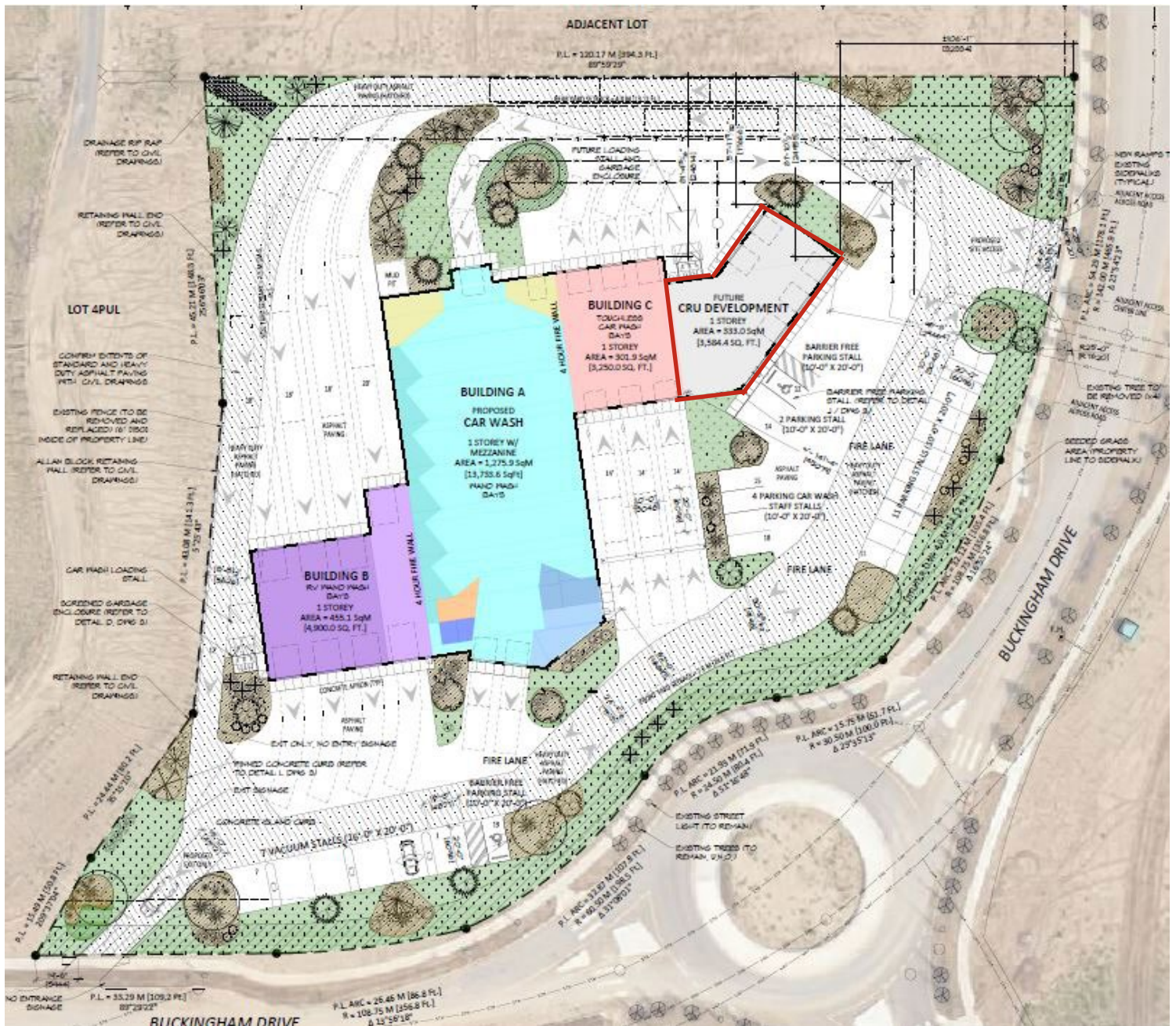


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SITE PLAN





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