

# FOR LEASE

## WOODBIDGE GARDENS RETAIL

21 Sioux Road, Sherwood Park, AB



### HIGHLIGHTS

- 2 Bays – 1,350 sq ft (+/-) & 2,040 sq ft (+/-)
- Unit is located on Broadmoor Blvd
- Great tenant mix

### CONTACT

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## PROPERTY DETAILS

ADDRESS	21 Sioux Road Sherwood Park AB
LEGAL DESCRIPTION	Plan: 7722065; Block: 8; Lot: 2
NEIGHBOURHOOD	Woodbridge Gardens
AREA	1,350 sq ft (+/-) & 2,040 sq ft (+/-)
ZONING	C1 – Community Commercial
PARKING	Shared (4.7 stalls per 1,000 sq ft)

## FINANCIALS

LEASE RATE	\$20.00/sq ft
OPERATING COSTS	\$12.47/sq ft (Est. 2018)
PYLON SIGNAGE	\$125.00/month
UTILITIES	Tenant's responsibility

## ADDITIONAL INFO

- Tenant Mix: Coffee shop, Daycare, Nails, Restaurant, Hair Salon, and Sports Store
- Close to Anthony Henday, Whitemud and Sherwood Park Freeway
- Well located within Sherwood Park. Close to residential, schools, retail and industrial

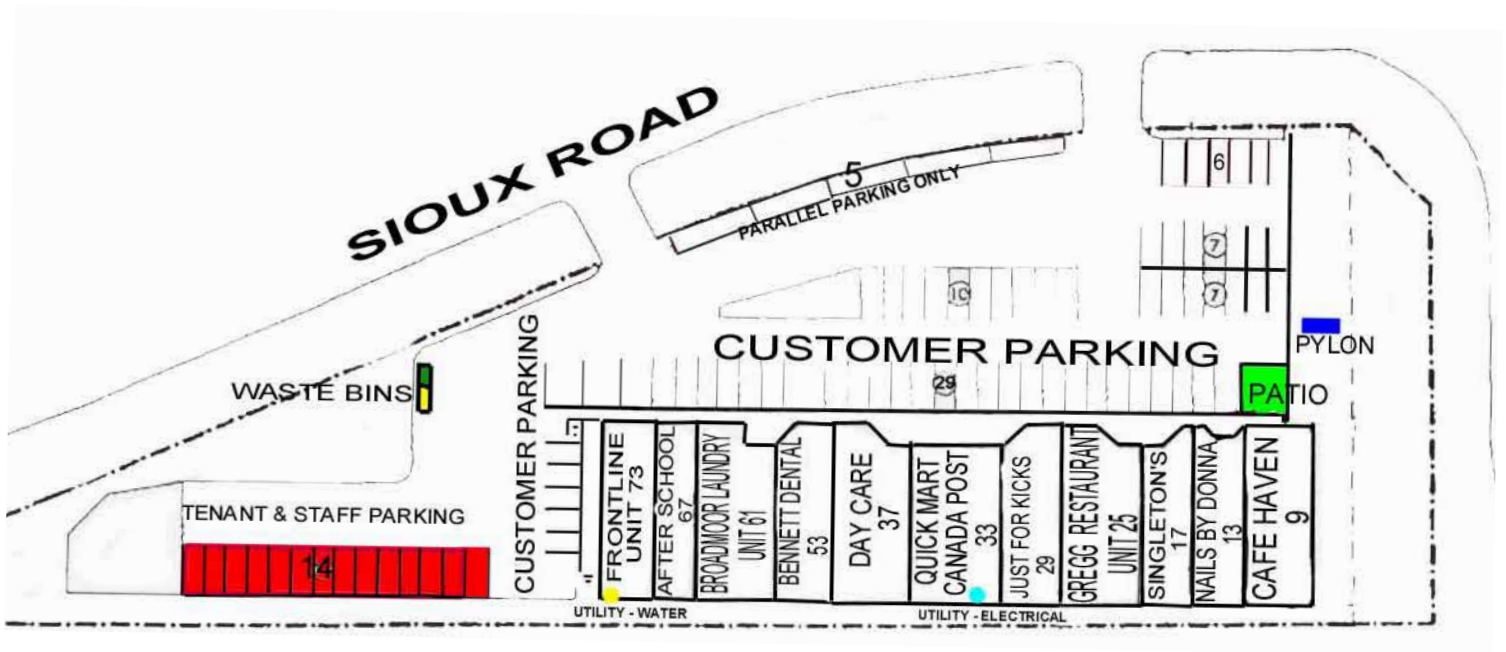


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# SITE PLAN



# LOCATION MAP



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