



RETAIL/OFFICE SPACE 11 Athabasca Avenue, Sherwood Park, AB

FOR LEASE

PROPERTY HIGHLIGHTS

Unit 136 - 1,285 Sq.Ft. (+/-)

- Ground floor office space
- Two separate entrances
- End cap unit with windows in every office
- 4 offices, boardroom, kitchenette, storage
- Independent HVAC in unit
- Security system in place
- Ideal for professional office users: accountants, lawyers, insurance brokers, real estate companies, medical users

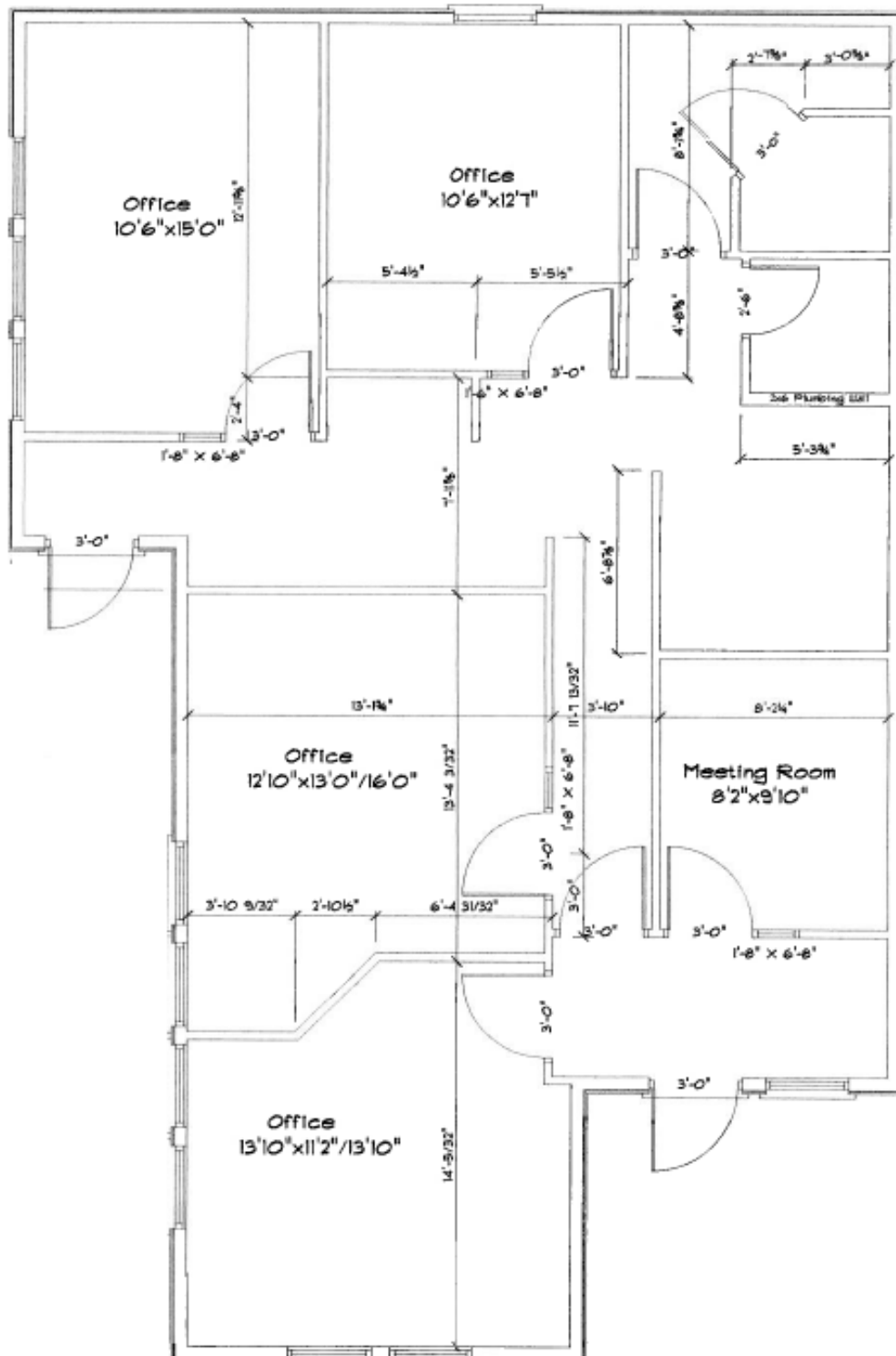
Unit 240 - 1,000 Sq.Ft. (+/-)

- Second floor walk-up space
- Hardwood floors and well-appointed finishes
- 2 offices, storage and kitchenette
- Independent HVAC in unit
- Security System in place

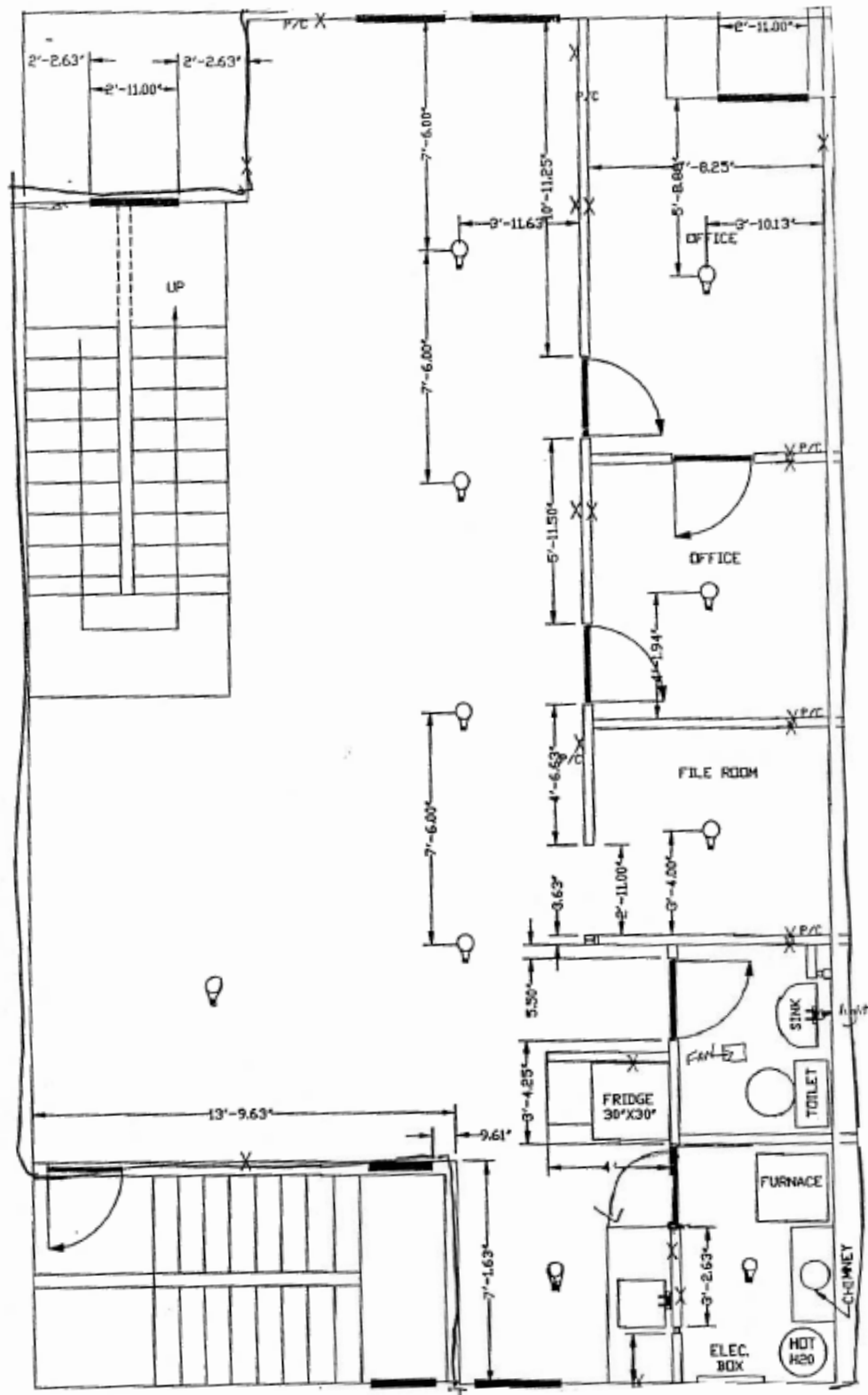


Broadmoor Boulevard

UNIT 136 FLOOR PLAN



UNIT 240 FLOOR PLAN



RETAIL/OFFICE SPACE FOR LEASE

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 11 Athabasca Avenue, Sherwood Park, AB

SIZE: 1,000 - 1,285 Sq.Ft. (+/-)

PARKING: Ample Scramble

SIGNAGE: Pylon available at monthly rent

ZONING: C5 – Commercial Service

Neighboring tenants include: Verve Salon, Baseline Wine and Spirits

MORE INFORMATION

TOM DEAN
ASSOCIATE

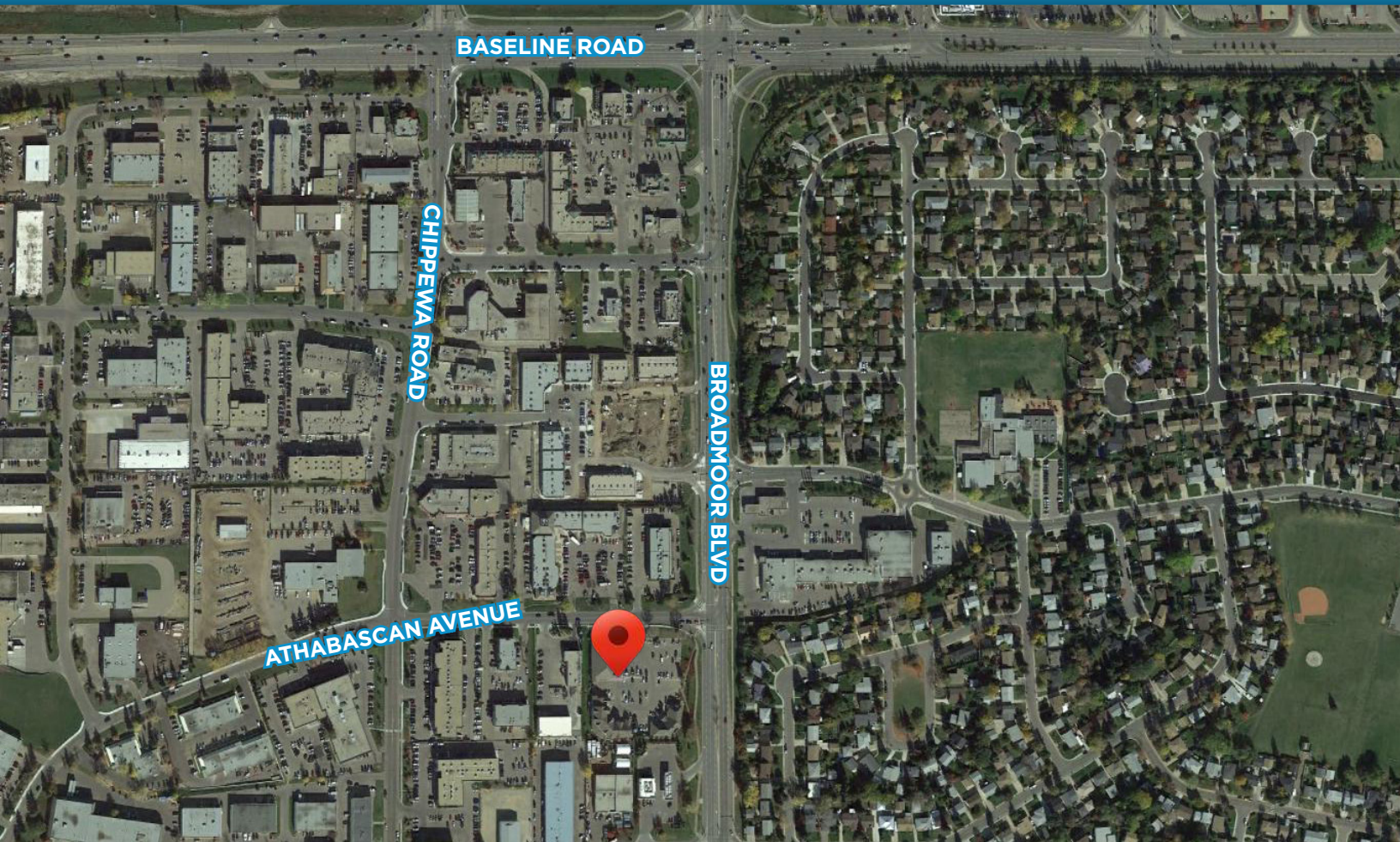
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