# **FOR LEASE**





# **Retail/Office Space**

11 Athabascan Avenue, Sherwood Park, AB 1,285 - 1,961 Sq.Ft. (+/-)

# **Property Highlights**

- Three ground floor spaces available
- Established retail plaza in high profile location
- Direct exposure along Athabascan Avenue and Broadmoor Boulevard
- Neighboring tenants include: Verve Salon, Baseline Wine and Spirits



# Retail/Office Space FOR LEASE



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

- Ground floor office space with 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 156 - 1,285 Sq.Ft. (+/-) - **LEASED**

- Turnkey hair salon
- 8 chairs, 3 sinks for washing hair, stacking washer and dryer installed, built-out colour bar, backroom for staff

## Unit 164 - 1,961 Sq.Ft. (+/-)

- Currently built-out as an optometrist clinic
- Well-appointed finishes



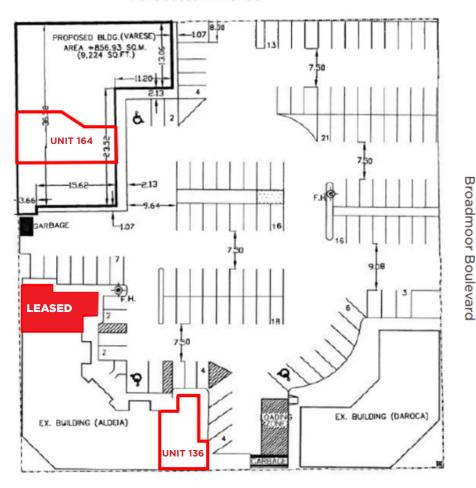




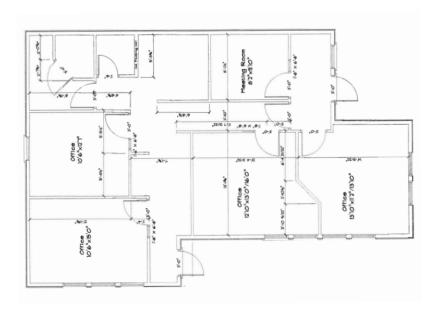


# **Site Plan**

#### Athabascan Avenue



# **Unit 136 Floor Plan**



# **Unit 164 Floor Plan**





# **Retail/Office Space**

FOR LEASE

# **Property Details**

Municipal Address:	11 Athabascan Avenue, Sherwood Park, AB
Size:	Unit #136 - 1,285 Sq.Ft. (+/-) Unit #156 - 1,285 Sq.Ft. (+/-) - <b>LEASED</b> Unit #164 - 1,961 Sq.Ft. (+/-)
Zoning:	C5 - Commercial Service
Parking:	Ample Scramble
Signage:	Pylon Signage Available at Monthly Rent
Lease Rate:	\$25.00/Sq.Ft.
Op. Costs:	\$8.95/Sq.Ft.



# **Contact**

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