

# FOR LEASE

±2,549 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**2008B Sherwood Drive, Sherwood Park AB**

## PRIME RETAIL OPPORTUNITY

### Property Highlights

- Pylon Signage is included in rent
- New HVAC
- Great exposure and access
- New roof
- Showroom
- Ample natural light



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

# FOR LEASE

Prime Retail Opportunity

**LIZOTTE**  
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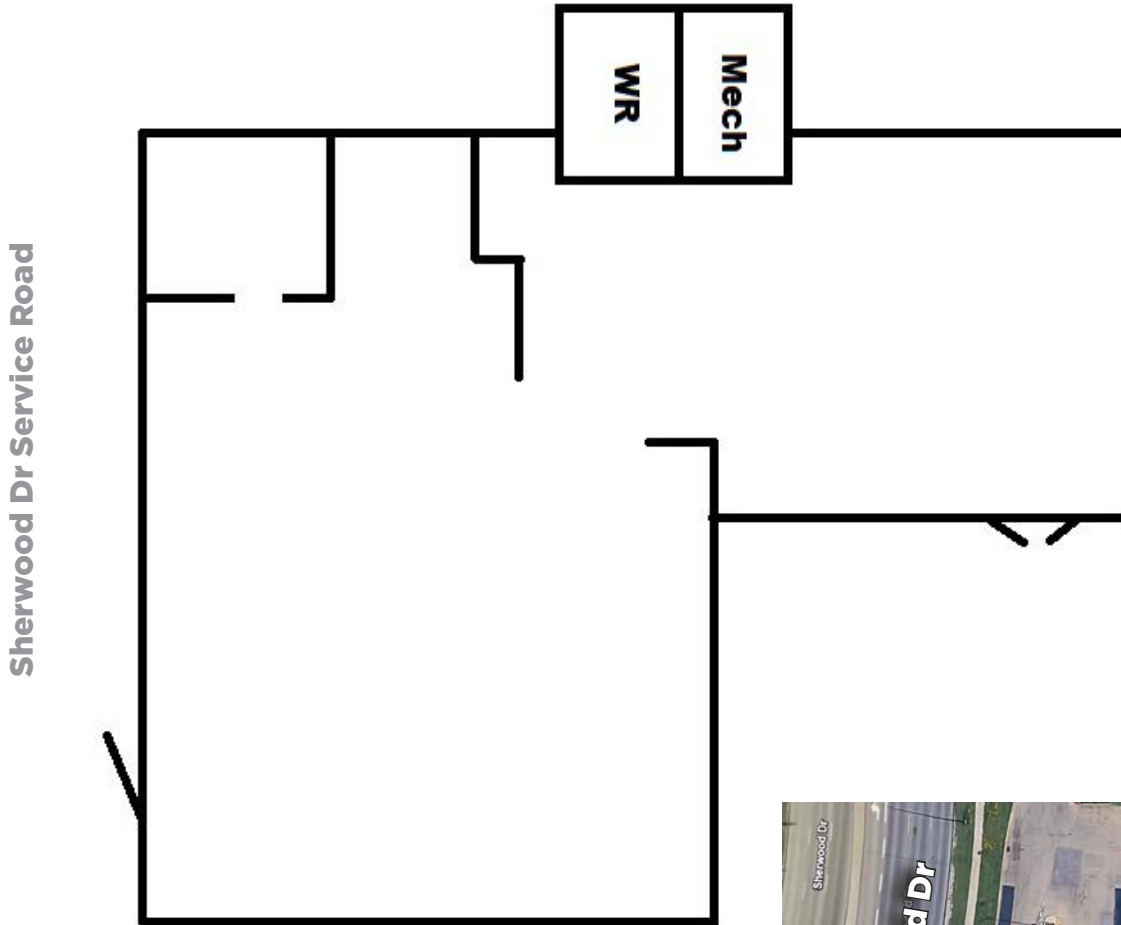


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## Floor Plan



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## Property Information

**Municipal Address:** 2008B Sherwood Drive, Sherwood Park, AB

**Size:** ±2,549 Sq. Ft.

**Zoning:** CITP (Centre In The Park)

**Parking:** Ample surface

**Loading:** Double man door

**Possession:** Immediate/negotiable

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**Lease Rate:** \$19.50/Sq. Ft.

**Op Costs:** \$8.08 (2024)

## Contact

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