

FOR LEASE

CENTRE PLAZA

NAICommercial



176 CHIPPEWA ROAD | SHERWOOD PARK, AB | RETAIL/OFFICE

PROPERTY HIGHLIGHTS

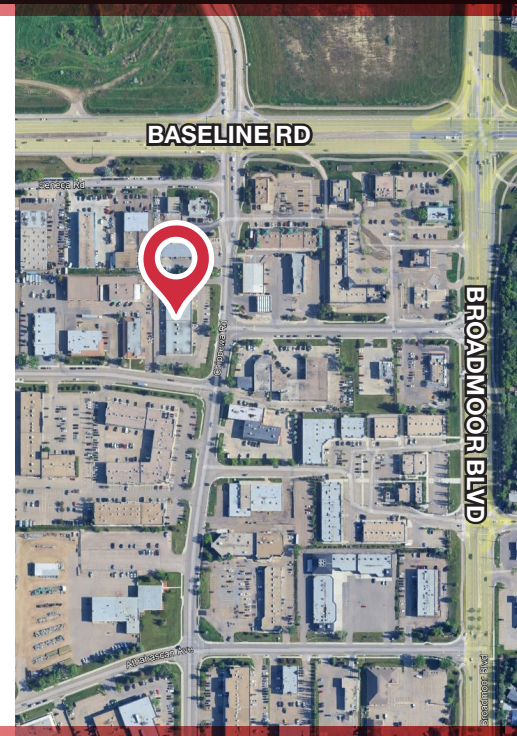
- Single storey retail strip centre suitable for retail, office or service uses
- Previously used as a physio and athletic therapies business, the mix of open space and private office works for a variety of users
- Over 80 parking stalls on-site with two rows of parking in front
- One block south of Baseline Road, a main retail corridor in Sherwood Park, which extends to downtown Edmonton
- Professionally managed property

CHAD SNOW

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ADDITIONAL INFORMATION

AREA AVAILABLE	2,730 sq. ft.±
AVAILABLE	July 1, 2026
LEGAL DESCRIPTION	Plan 7722065, Block 2, Lot 1
ZONING	C5 (Service Commercial)
DELIVERY	Front and rear man doors
LEASE TERM	Three to ten years
NET LEASE RATE	\$16-18 per sq.ft. per annum
OPERATING COSTS	\$9.28 per sq.ft. (2026 estimate) Includes building insurance, property taxes, common area maintenance, management fees and water.

