

# INVESTMENT SALE

## BASELINE BUSINESS CENTRE

33/35 Blackfoot Road, Sherwood Park, AB



### Multi-Tenant Commercial Investment Property in Sherwood Park, Alberta

Royal Park Realty is pleased to offer for sale this multi-tenant commercial investment opportunity. Located in Broadmoor Business Park, this property is easily accessible from Broadmoor Blvd and Baseline Road with quick access to the Anthony Henday. The property is well-maintained and offers a diverse mix of retail and commercial service tenants, including a long established Restaurant and Pub, numerous administrative office users and a trophy shop. A disclosure package is available upon signing a Confidentiality Agreement.

### CONTACT

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## Tenant List:

- Crooked Mouth Pub
- Classic Trophy & Gifts
- Saigon Cuisine
- Various Administrative Users

## Property Information

MUNICIPAL ADDRESS	33/35 Blackfoot Road, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 0425337; Block: 3; Lot: 14A
ZONING	C5 (Service Commercial)
TYPE OF SPACE	Investment
BUILT	1979
NEIGHBOURHOOD	Broadmoor Business Park
BUILDING SIZE	17,777 sq ft ±
SITE SIZE	1.38 Acres ±
SECURITY	Alarm system
HVAC	Forced air & air conditioning
SIGNAGE	Facade & Pylon

## Financial Information

Sale Price:	\$2,525,000.00 (\$142.00/sq ft)
Property Taxes:	\$28,922.66/yr (2024)

*A confidentiality agreement will be provided for interested parties prior to the release of any due diligence information.*



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Quality Based on **Results**, Not Promises.

## Contact Us For More Information



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