

FOR LEASE

BROADMOOR HERITAGE PLAZA RETAIL/OFFICE/MEDICAL

Unit 370, 800 Broadmoor Boulevard, Sherwood Park, AB



HIGHLIGHTS

- Prime retail plaza strategically located on Broadmoor Boulevard
- 1,137 sq ft ± space available for March 1, 2026 possession
- Fully built out with showroom, office, washroom & storage room
- Join Sherlock Holmes Pub, Japanese Village, The Other Place, Mills Haven Dental, Bro's Liquor, ZIGLE Korean Bulgogi Restaurant, Chop Shop Physiques and more!

JOEL WOLSKI

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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Lease | #370, 800 Broadmoor Blvd., Sherwood Park, AB



Property Details & Financials

MUNICIPAL ADDRESS	Unit 370, 800 Broadmoor Blvd., Sherwood Park, AB
ZONING	C5 (Service Commercial)
TYPE OF SPACE	Retail/Office/Medical
SIZE	1,137 sq ft ±
HVAC	Yes
PARKING	Ample surface parking 3.2/1,000 sq ft 214 stalls total
LEASE RATE	\$32.00/sq ft
OP COSTS	\$12.04/sq ft (property taxes, building insurance, property maintenance, management fees)
TERM	5 - 10 years
TI ALLOWANCES	Negotiable
POSSESSION	March 1, 2026

ADDITIONAL INFORMATION

- Direct frontage to Broadmoor Boulevard
- Sherwood Park provides exceptional services and transportation routes giving access across the greater Edmonton area



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Photos | 800 Broadmoor Blvd., Sherwood Park, AB



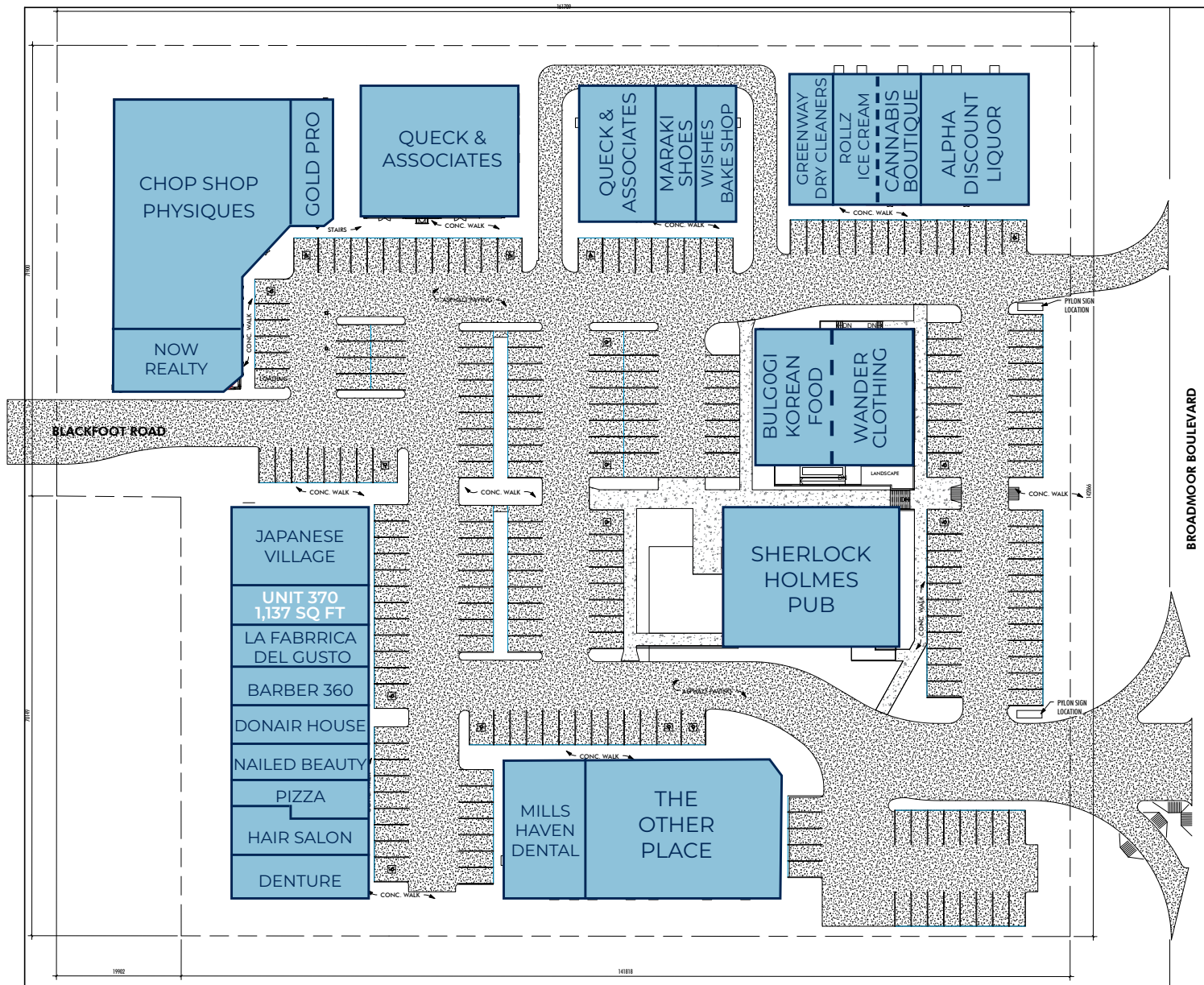
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Site Plan | 800 Broadmoor Blvd., Sherwood Park, AB



DRIVE TIME
MINUTES TO HENDAY
& BASELINE ROAD



**PUBLIC
TRANSIT**
BUS



HIGHWAY ACCESS
ANTHONY HENDAY
& YELLOWHEAD HWY



CONNECTIVITY
FIBRE OPTIC



PARKING
SURFACE &
STREET PARKING
AVAILABLE



ZONING
SERVICE
COMMERCIAL (C5)

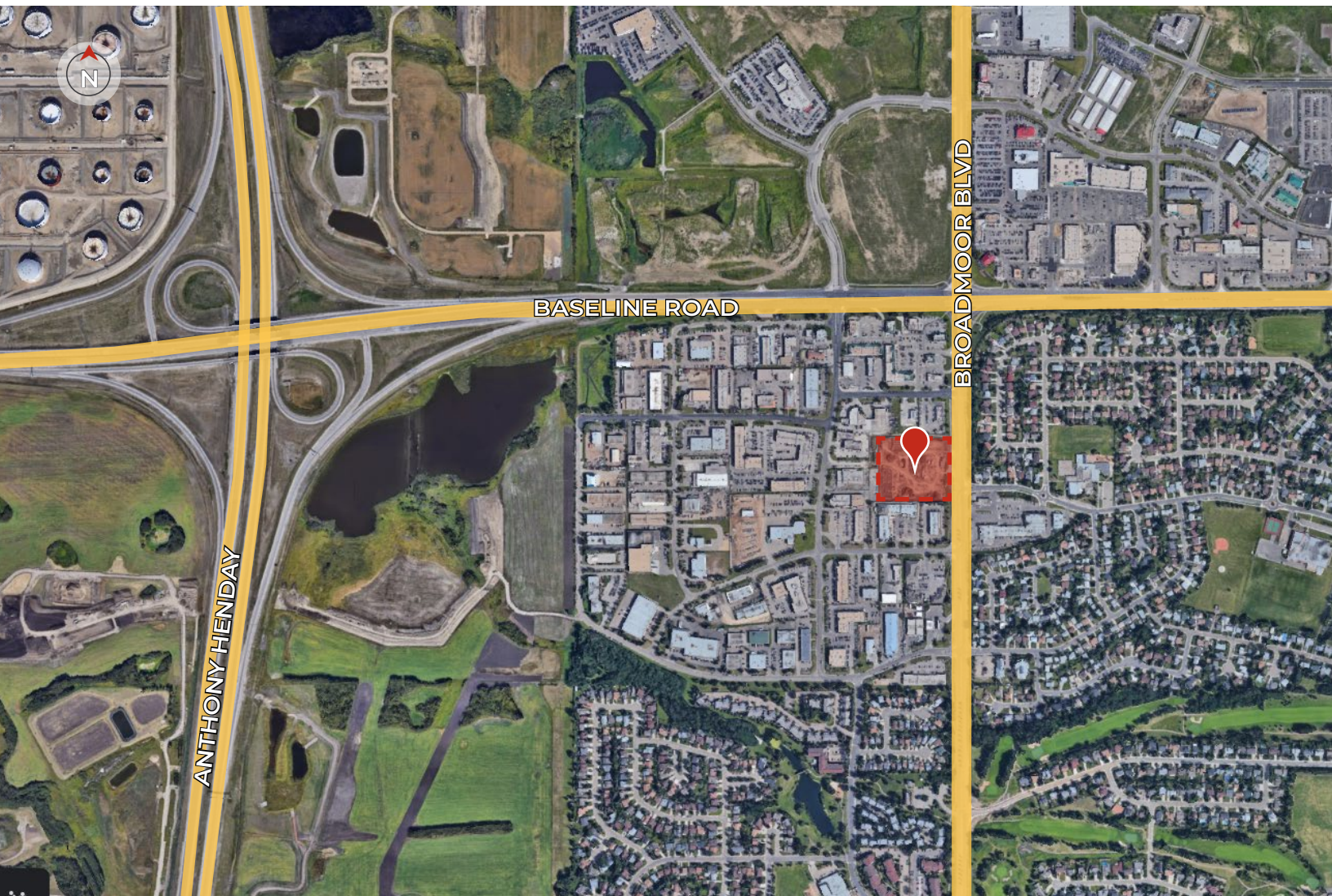


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