

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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SCOTT ENDRES

Partner, Broker

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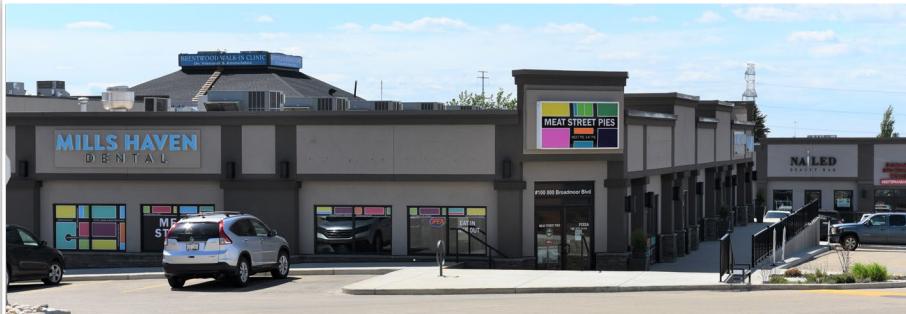


**ROYAL PARK
REALTY™**

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

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



ADDITIONAL INFORMATION

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

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



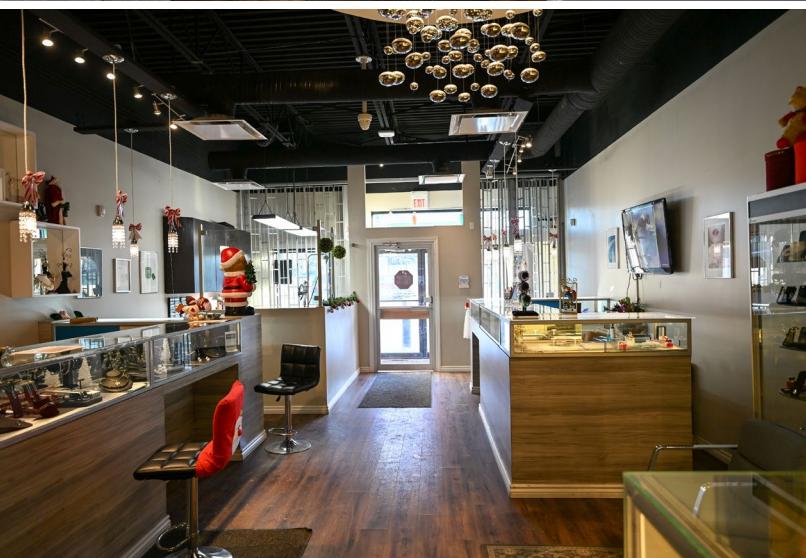
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Photos | 800 Broadmoor Blvd., Sherwood Park, AB



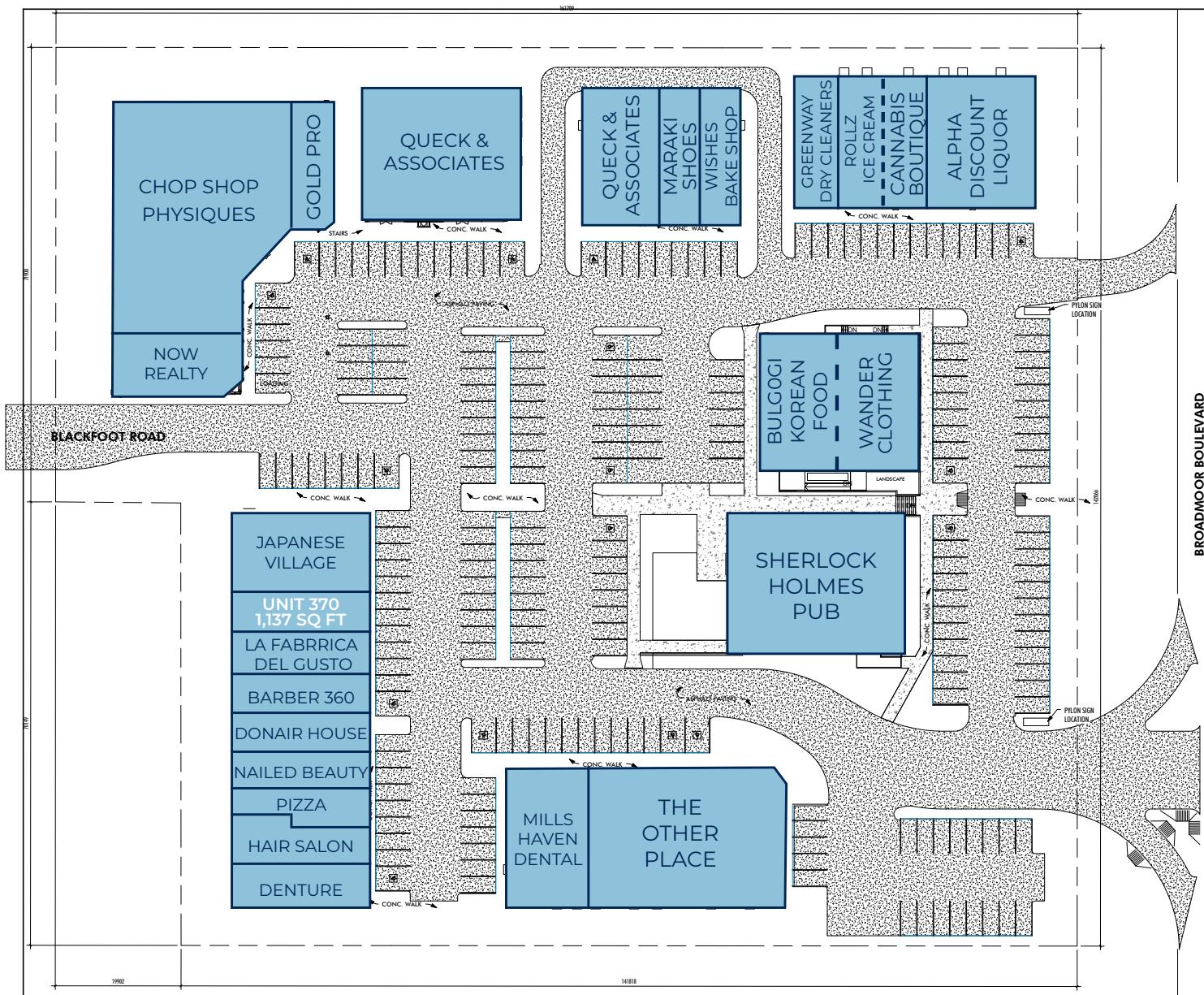
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Site Plan | 800 Broadmoor Blvd., Sherwood Park, AB



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)

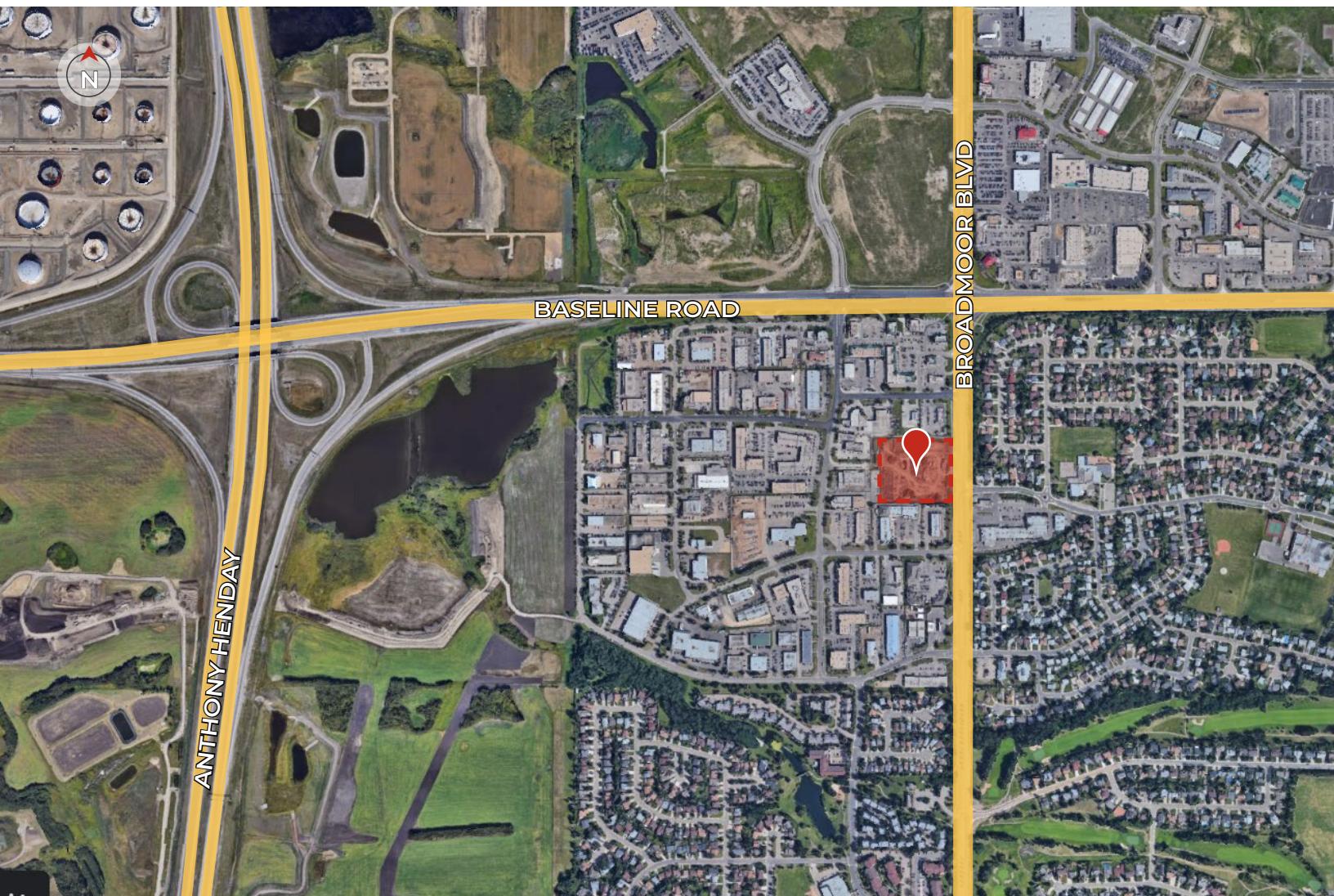


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