

# BUILD-TO-SUIT

## WOODBIDGE GARDENS

21 Sioux Road, Sherwood Park, AB



### HIGHLIGHTS

- Built to suit options
- Up to 5,600 sq ft ±
- Close proximity to Sherwood Park Freeway, Whitemud Drive and Anthony Henday

### CONTACT

#### MARCUS SCHWABE

Senior Associate

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## PROPERTY DETAILS

ADDRESS	21 Sioux Road Sherwood Park AB
LEGAL DESCRIPTION	Plan: 7722065; Block: 8; Lot: 2
NEIGHBOURHOOD	Woodbridge Gardens
SIZE	Up to 5,600 sq ft ±
ZONING	C1 – Community Commercial
POWER	TBC

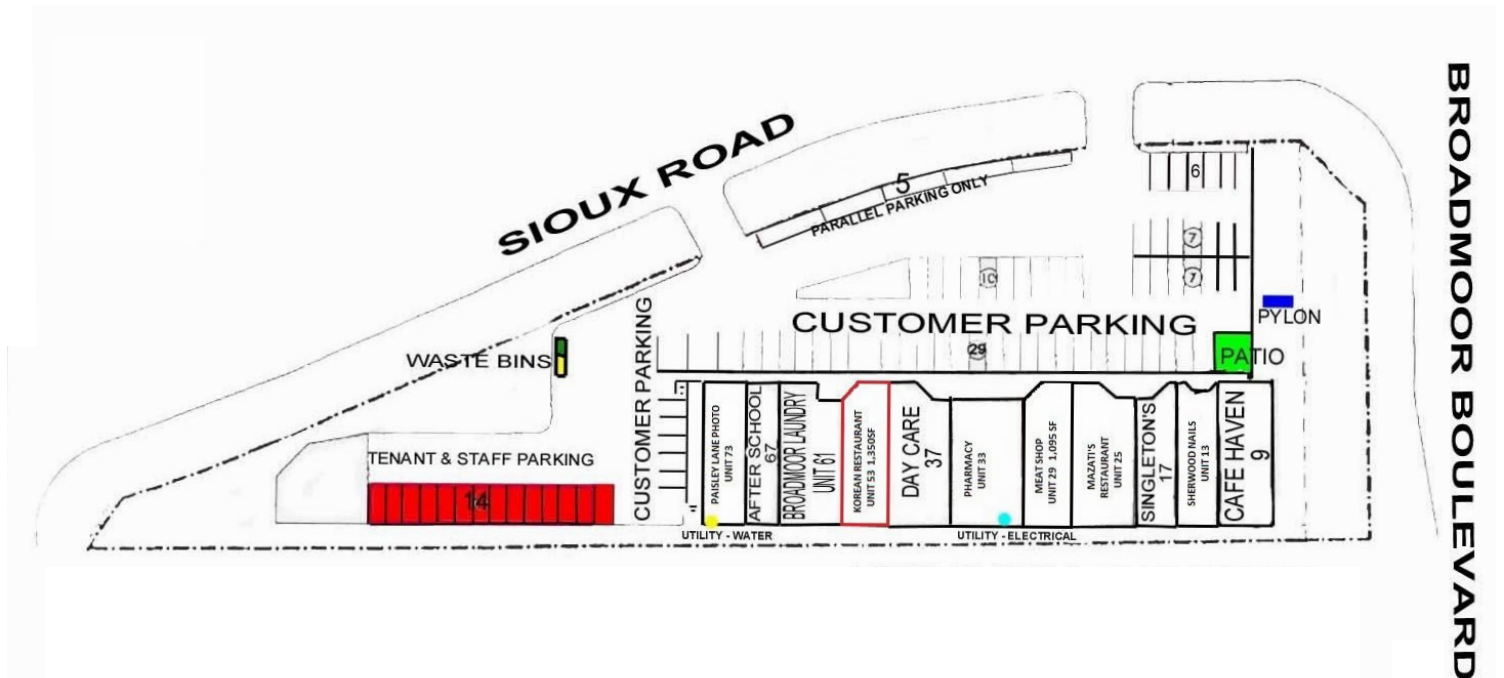
## FINANCIALS

LEASE RATE	Starting at \$22.00/sq ft
OPERATING COSTS	\$14.50/sq ft
PYLON SIGNAGE	\$125.00/month
UTILITIES	Tenant's responsibility

## ADDITIONAL INFORMATION

- *Tenant Mix: Coffee shop, Daycare, Nail Salon, Restaurant and Hair Salon*
- *Close to Anthony Henday, Whitemud and Sherwood Park Freeway*
- *Well located within Sherwood Park*
- *Close to residential, schools, retail and industrial*

## SITE PLAN



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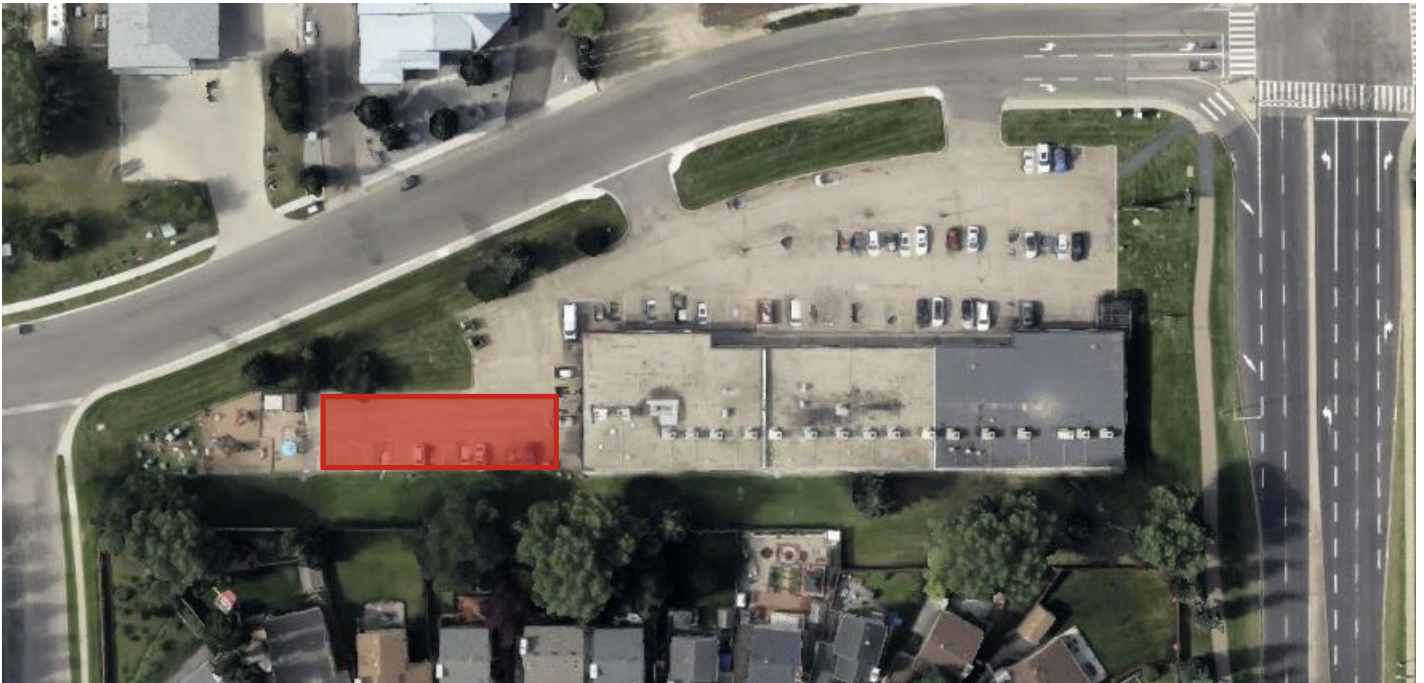
## BUILD TO SUIT OPTION 1

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## BUILD TO SUIT OPTION 2

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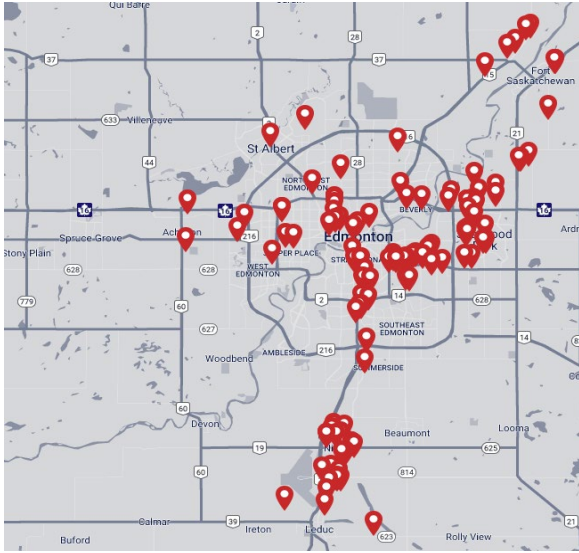


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## ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly



## MARCUS SCHWABE, Senior Associate, BSc. BEd.



Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the Costar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, three grandchildren and a dog.



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