

ASPEN PLAZA

520 - 3850 SHERWOOD DR, SHERWOOD PARK, AB

1,271 SF +/-
FOR SALE



PROPERTY HIGHLIGHTS

Unique opportunity to own one of the smaller units (1271 sq. ft., more or less) in this around 100,000 Square Foot Commercial Plaza. The Unit is visible from the Lakeland Drive and, is just off the access from the Lakeland Drive. There are high to medium density residential on three sides of the Plaza. The retailers and professional users attract both, the vehicular and, pedestrian traffic from the morning to late evening. The ideal businesses are personal service shops, food business, Coffee Shop, financial service office, medical specialists, clothing merchandise, bakery etc.. This unit has 2 hour fire wall rating to save expenses to any future food retailer. Plaza is anchored by major Tenants including: Car Wash, Medical Practice, General and Pediatric Dentists, Veterinary Practice, Day Care, Restaurants, Liquor Store.



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COMMERCIAL DIVISION

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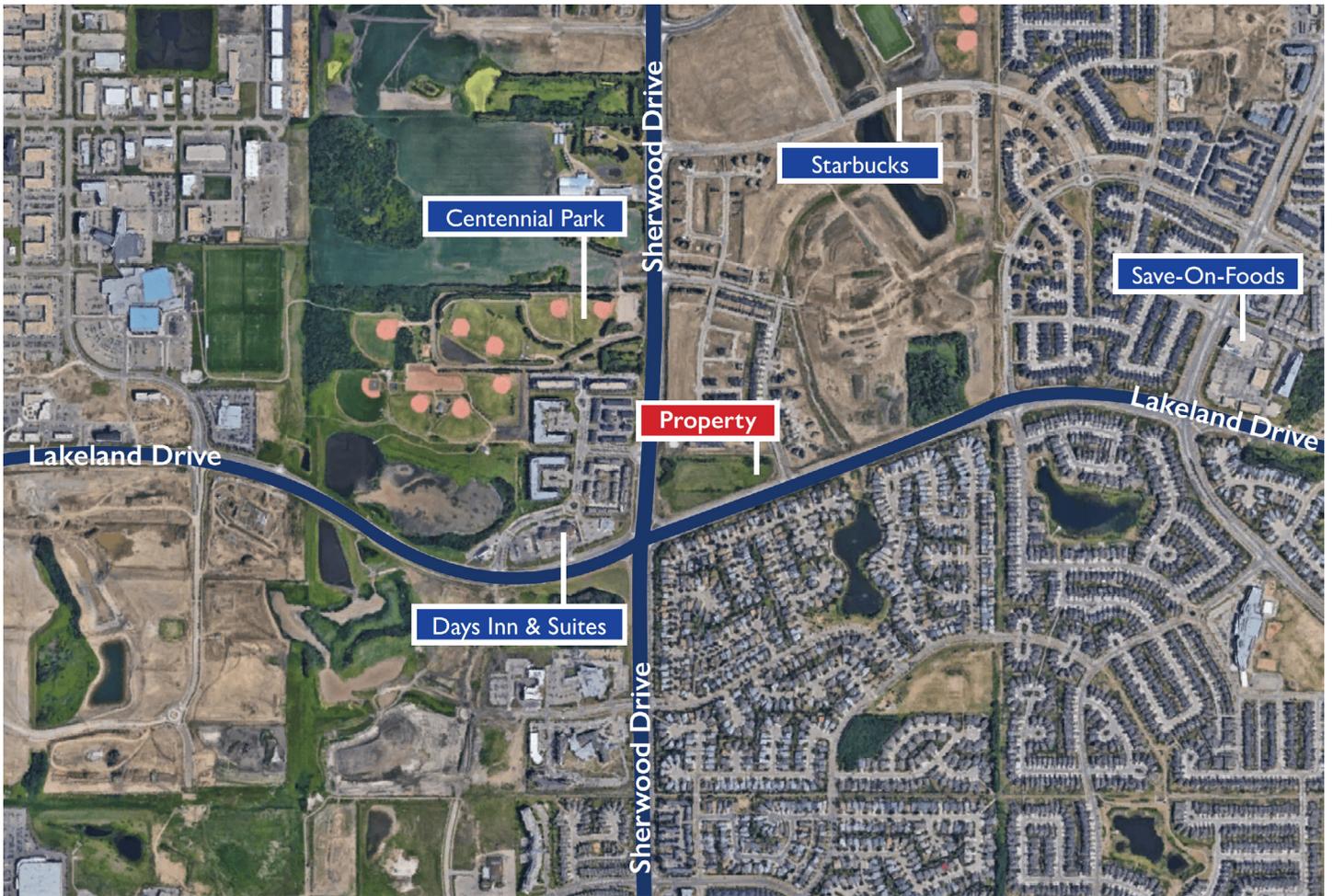
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PROPERTY DETAILS

Address:	520 - 3850 Sherwood Drive, Sherwood Park AB
Zoning:	C1 - Community Commercial
Signage:	Pylon sign available for lease
Space Available:	1,271 SF +/-
Possession:	Negotiable
Parking	Surface, scramble
Sale Price:	\$480,000



THE AREA



DEMOGRAPHICS | 2 KM RADIUS



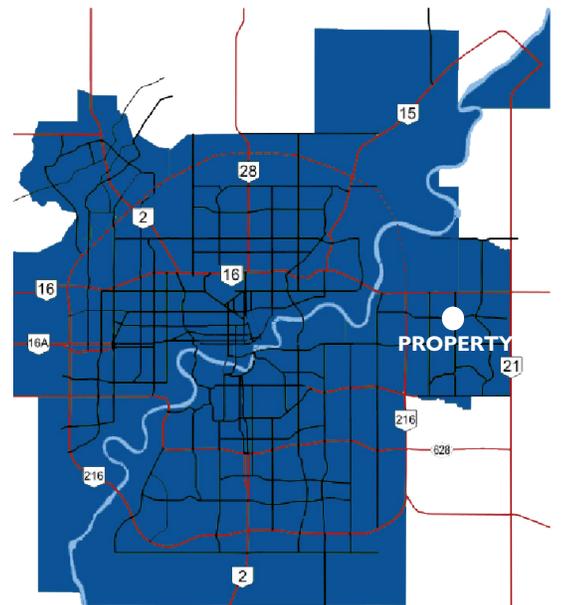
Population:
Residents: 13,472
Pop. Growth 2018 - 2023: 12.08%



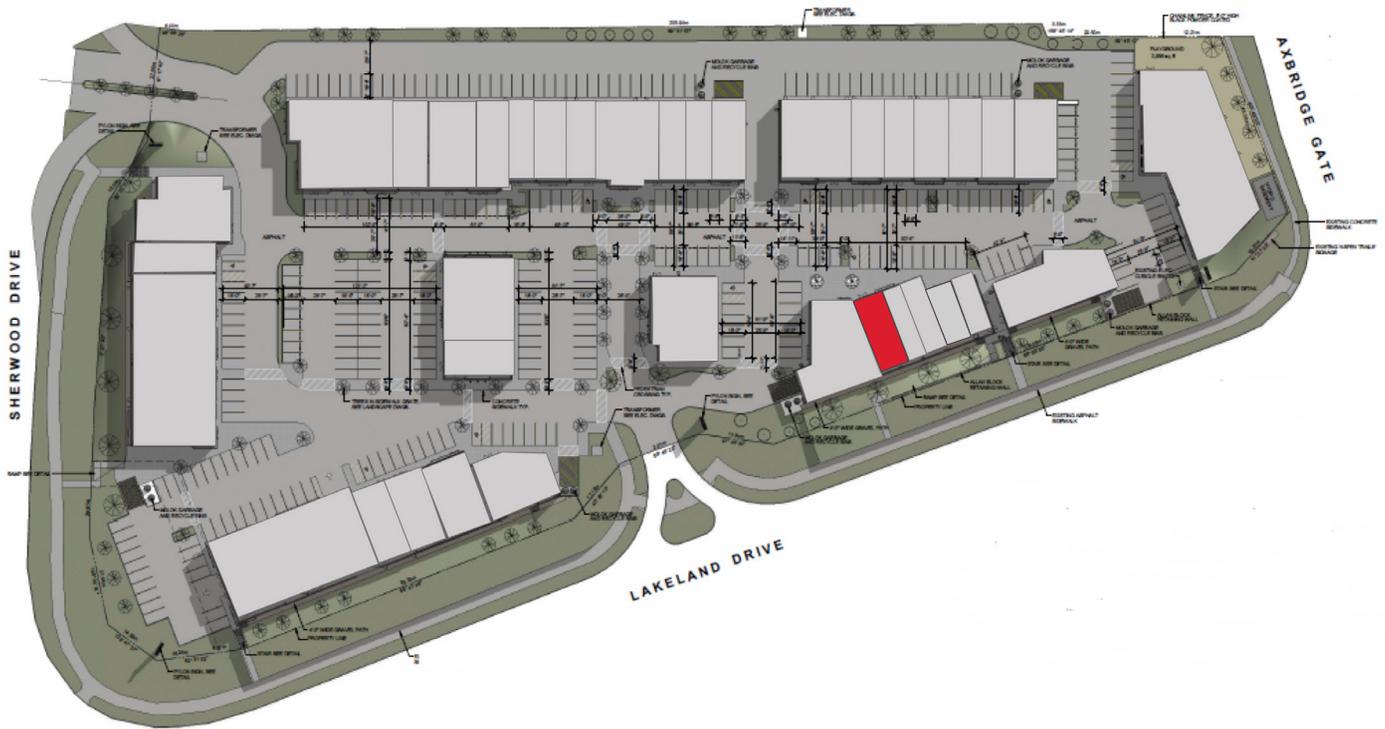
Vehicles Per Day:
Lakeland Drive: 15,522 VPD
Sherwood Drive: 19,314 VPD



Household Income:
AHI: \$138,656
67.9% of households earn over \$100,000



SITE PLAN



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