

ASPEN PLAZA

740 - 3870 SHERWOOD DR, SHERWOOD PARK, AB

2,251 SF +/-
FOR SALE/LEASE



PROPERTY HIGHLIGHTS

Aspen Plaza is a 97,000 SF +/- bustling community centre with a variety of local and national tenants with professional and retail amenities. Completed in 2017, the modern complex sees a high volume of traffic from Sherwood Drive and Lakeland Drive (combined nearly 35,000 VPD). With quick accessibility off the Yellowhead, and great signage opportunities, the location can be capitalized on by a variety of users, including boutique fitness, specialty medical, restaurants, and retail.

LISTING DETAILS

2251 SF +/- is newly available as current user downsizes. The existing structure is built out with separate rooms, with large windows facing north and west. Office users, learning centres, professional services will benefit from the existing structure.



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#1 RE/MAX Commercial Team Worldwide 2017 - 2019*

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017 - 2019

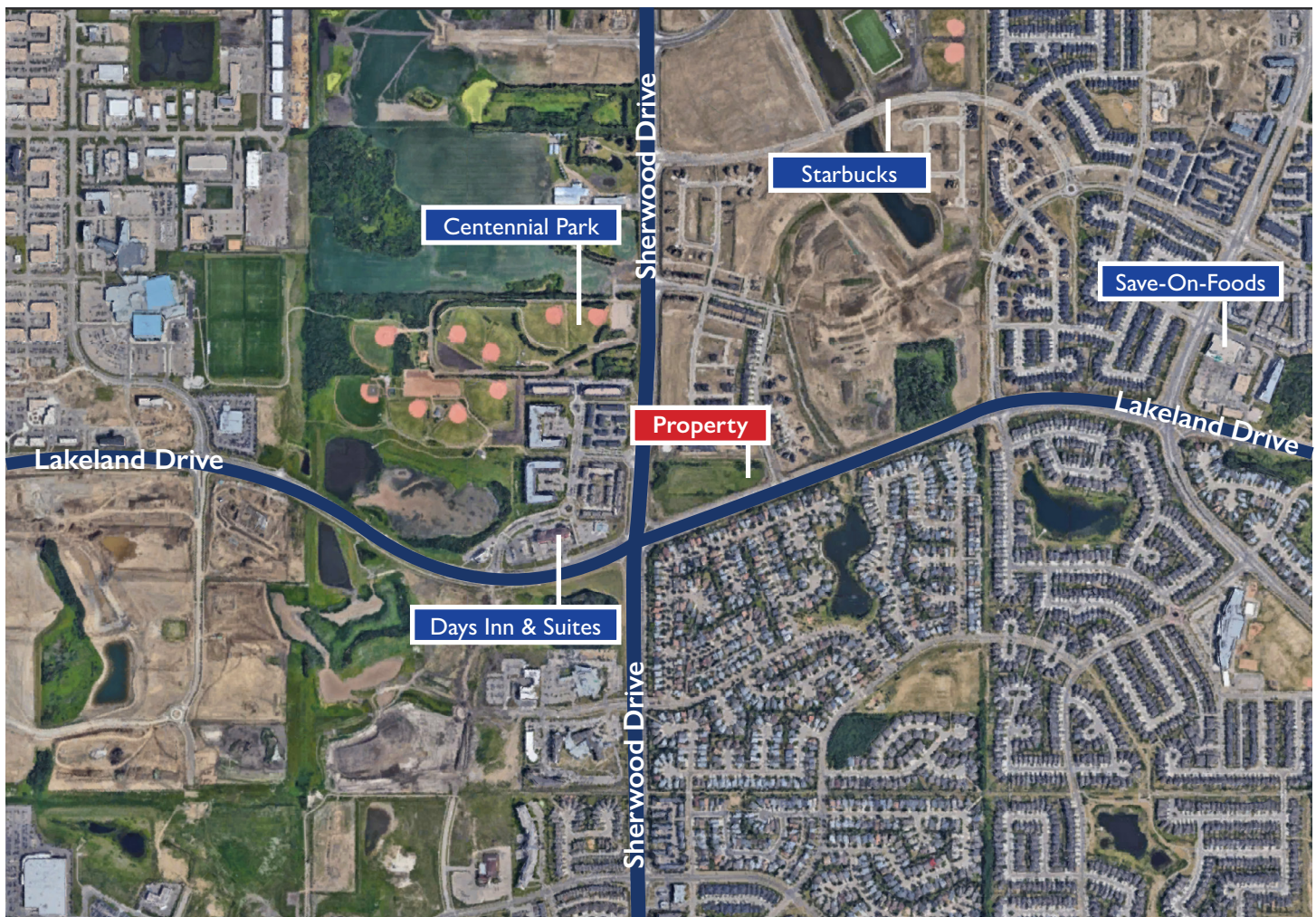
PROPERTY DETAILS

Address:	740 - 3870 Sherwood Drive, Sherwood Park AB
Zoning:	C1 - Community Commercial
Signage:	Pylon sign available for lease
Space Available:	2,251 SF +/-
Possession:	Negotiable
Parking	Surface, scramble
Utilities:	Separately metered
Sale Price:	Market
Condo Fees:	TBC
Lease Rate:	Market
Op Costs:	\$4.27 PSF (2020)
TI (lease only)	Negotiable
Property Taxes:	\$5.09 PSF (2020)



THE AREA

MAP



DEMOGRAPHICS | 2 KM RADIUS



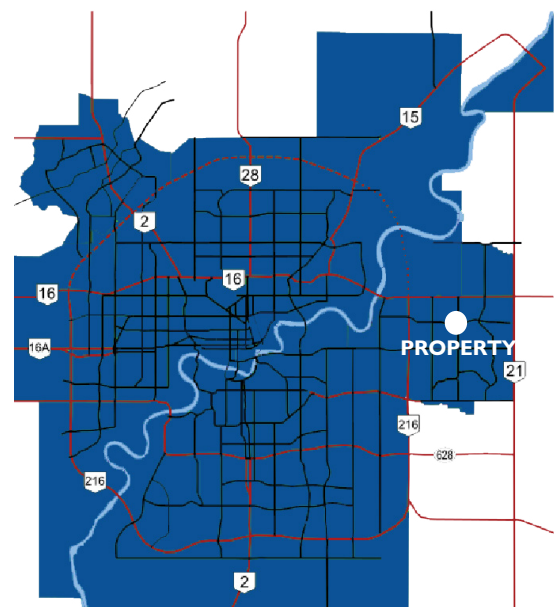
Population:
Residents: 13,472
Pop. Growth 2018 - 2023: 12.08%



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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