

FOR LEASE

Retail, Office & Drive Thru Opportunity



6000 Sherwood Drive

Sherwood Park, AB

Legal Description

Plan 6676KS, Lot A

Coordinates

53.563430, -113.296472

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PROPERTY HIGHLIGHTS

The subject property is in a prime location in Centennial ASP which allows for adjacent complimentary uses (commercial, recreation, mixed use). The property lies next to Emerald Hills Centre with access to Sherwood Drive, Highway 16, and Anthony Henday. The property benefits from lower CAM costs than the neighboring Emerald Hills Centre.



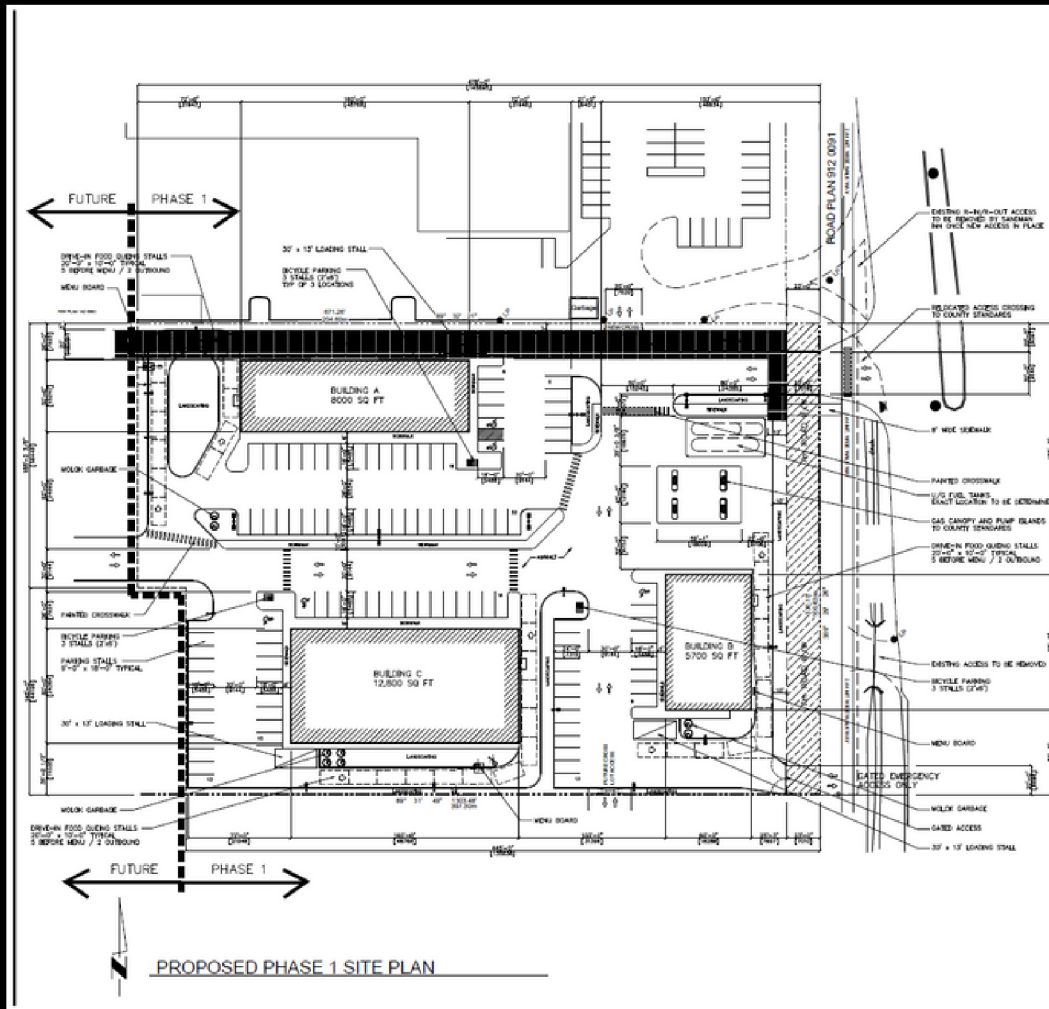
Average Income
\$160,655



Population
98,381

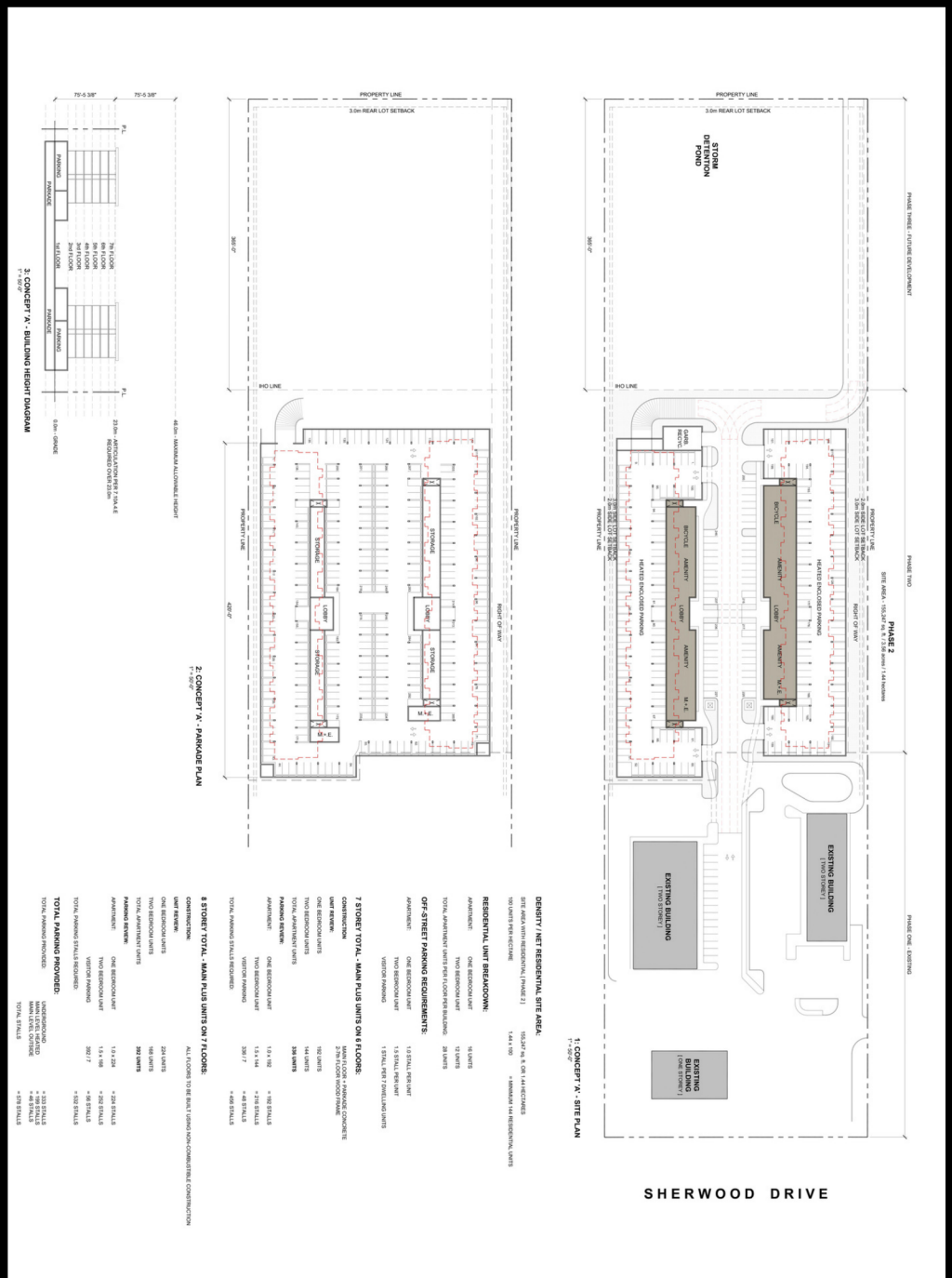
PROPERTY HIGHLIGHTS

- Excellent exposure along Sherwood Drive
- Opportunity for Retail, Office, and Drive-Thru Food Establishment
- Flexible unit sizes available
- Ample parking and convenient access
- Zoning : Mixed Use (MU-1)
- Lease Rate: Market
- Additional Rent: \$12/2024



Zoning Uses

- Care centre
- Congregate housing
- Dwelling, apartment
- Financial service
- Food and beverage products
- Food service, restaurant
- Food service, specialty
- Government service
- Health service, minor
- Household repair service^
- Neighbourhood pub^
- Office
- Personal service establishment
- Public Utility Lot
- Recreation, indoor
- Retail, convenience^
- Permitted Uses Cont'd
- Retail, general^
- Senior Citizen Housing
- Veterinary service, minor
- Discretionary Uses
- Animal grooming and care^
- Business support service^
- Commercial school^
- Convenience vehicle rental^
- Drive-through vehicle service
- Gas bar
- Hotel
- Retail, alcohol
- Retail, cannabis
- Retail, second-hand^
- Service station, minor
- Utility service, minor
- Vehicle repair, minor
- WECS, small



Zoning Uses



LOCATION MAP



Phase 1 40,000 SF Retail & Office Space

Phase 2 392 Apartment units

Emerald Hills Shopping Centre Amenities:

- Marshalls
- Winners
- Sport Chek
- Popeyes Chicken
- Visions Electronics
- Sofa Land
- Old Navy
- Bulkbarn
- Wine and Beyond
- Bed Bath & Beyond

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