

FOR SALE / LEASE

Marcus & Millichap

L'OCA BUILDING

340 BASELINE ROAD, SHERWOOD PARK, AB



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OVERVIEW

340 BASELINE ROAD SHERWOOD PARK, AB

OPPORTUNITY

This exceptional 48,800 sq. ft. multi-use property offers a rare opportunity to acquire a modern food and hospitality asset with extensive existing infrastructure. Featuring a contemporary European supermarket design, the property includes two former restaurant premises, a commercial food production kitchen, a demonstration kitchen, and an integrated liquor store component. With significant investment in facilities and equipment already in place, the property offers flexibility for purchasers to capitalize on a turnkey opportunity or reposition the asset to accommodate a wide range of future uses within a well-established trade area.

SALIENT DETAILS

Municipal Address:	340 Baseline Road Sherwood Park, AB
Legal Description:	Plan 0123676, Block 207, Lot 3
Site Size:	4.57 Acres
Leasable Area:	48,800 SF
Asking Price:	Call to Discuss
Year Built:	2024
Zoning:	C5 - Service Commercial
Neighbourhood:	Broadview Park
Parking:	4.1/1000 Surface Stalls, 200 Total



FOR SALE / LEASE DETAILS

340 BASELINE ROAD SHERWOOD PARK, AB

HIGHLIGHTS



48,800 SF of leasable commercial area



Located in Broadview Park neighbourhood, a highly sought after residential neighbourhood located in central-west Sherwood Park



Excellent positioning on Baseline Road with exposure to over 28,000 vehicles per day, with right and left turn access



Quick access to Anthony Henday



Plenty of surface parking for tenants and visitors



Recent build featuring modern fixtures, equipment, and furniture



28,000
VEHICLES PER DAY
ON 170 STREET



**FREEWAY
ACCESS**



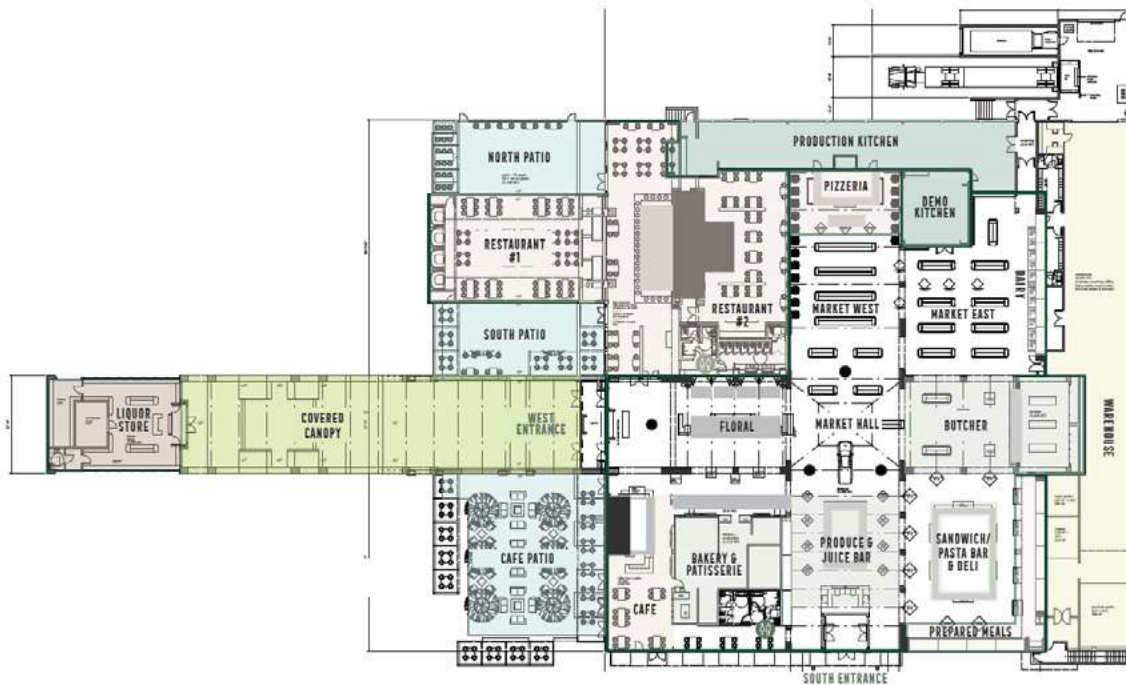
PARKING
4.1/1,000
(SURFACE STALLS)



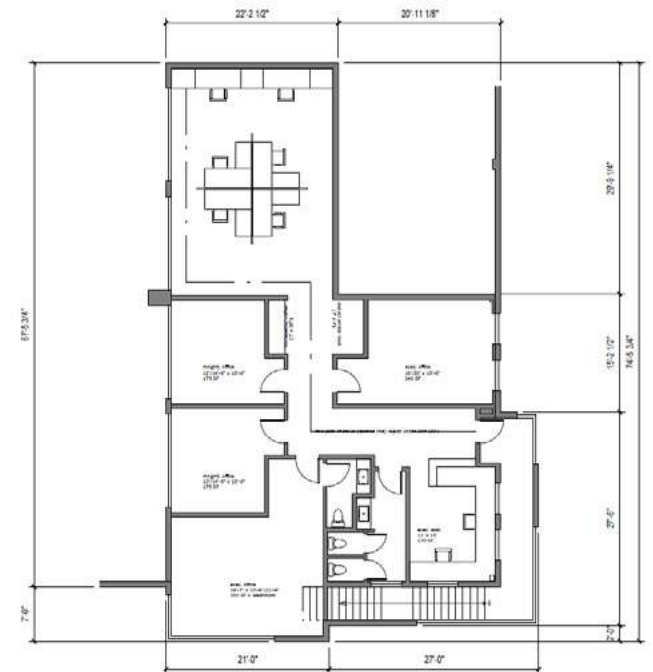
FOR SALE / LEASE FLOOR PLAN

340 BASELINE ROAD SHERWOOD PARK, AB

FIRST FLOOR



SECOND FLOOR



FOR SALE / LEASE SITE PLAN

340 BASELINE ROAD SHERWOOD PARK, AB

SITE MAP



FOR SALE / LEASE PHOTOS

340 BASELINE ROAD SHERWOOD PARK, AB



FOR SALE / LEASE PHOTOS

340 BASELINE ROAD SHERWOOD PARK, AB



FOR SALE / LEASE AREA + STATS

340 BASELINE ROAD SHERWOOD PARK, AB

THE SURROUNDINGS

Sherwood Park is one of Alberta's most affluent suburban communities, with a population of over 73,000 and household incomes well above the provincial average. The area's strong demographics support healthy consumer spending, creating an attractive environment for retailers and businesses seeking access to a high-income customer base.

The property is surrounded by a strong mix of retailers including pharmacy, banking and professional services, restaurants, and quick service food options. Benefiting from prominent Baseline Road frontage, the property offers excellent visibility and easy access to major regional routes, including Anthony Henday Drive and Yellowhead Trail.



FOR SALE / LEASE AREA + STATS

340 BASELINE ROAD SHERWOOD PARK, AB

2026 DEMOGRAPHIC

TOTAL POPULATION

1 KM

5,209

3 KM

43,882

5 KM

80,353

TOTAL HOUSEHOLDS

2,143

16,951

30,432

AVERAGE HOUSEHOLD INCOME

\$113,826

\$149,363

\$172,387

Drive Times	
Anthony Henday	6 Minutes
Yellowhead Trail	7 Minutes
Downtown Edmonton	5 Minutes
Millenium Place	6-7 Minutes
Festival Place	7 Minutes
Emerald Hills North	9 Minutes
Strathcona County Library	6 Minutes



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