

FOR LEASE

# 960 EMERALD DRIVE

Sherwood Park, AB



OFFICE / RETAIL OPPORTUNITY

Fully fixtured | Up to 4,500 sf available

Get more information

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**AVISON  
YOUNG**

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### Prime accessibility

Located off Sherwood Drive and minutes from the Yellowhead, making it easy to reach.



### Ample onsite parking

Ensures convenient access for visitors and staff.



### Nearby amenities

Surrounded by restaurants, retail, and services that enhance day-to-day convenience.



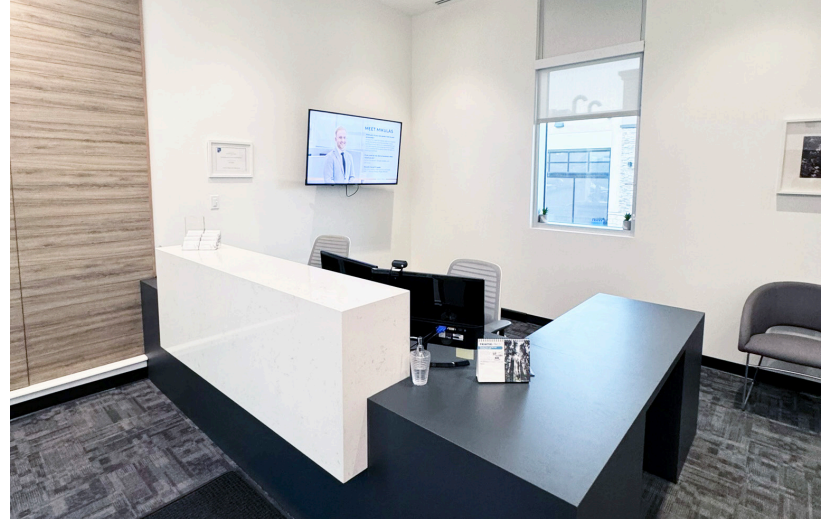
### Modern property features

Updated finishes and infrastructure suitable for a wide range of users.



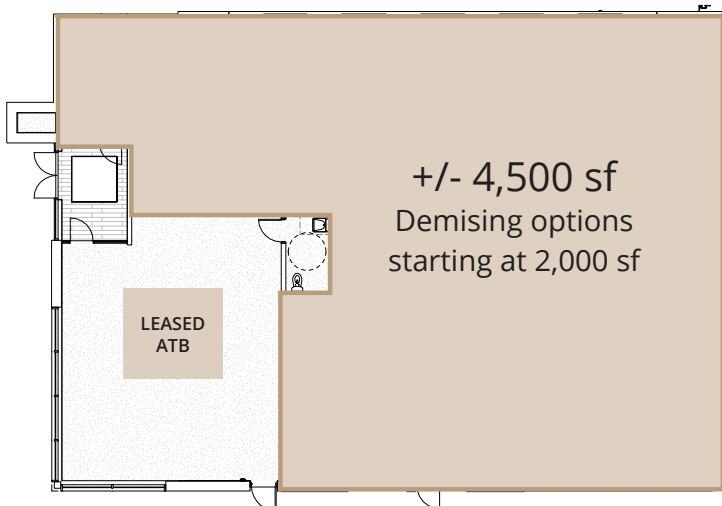
### Growing community location

Positioned in Sherwood Park, attracting steady client traffic from the expanding surrounding area.



## OFFERING SUMMARY

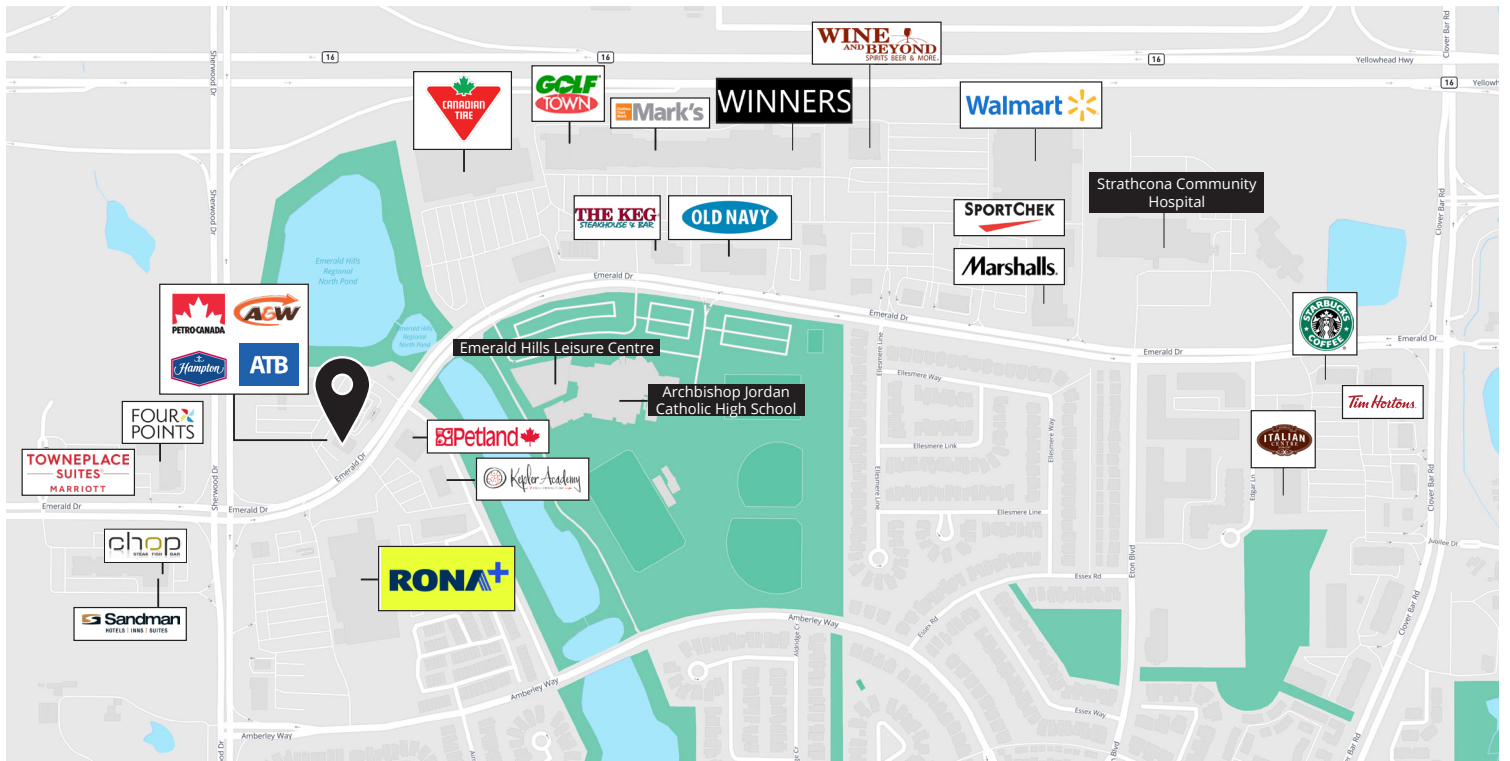
Area Available:	+/- 4,500 sf <b>Demising options starting at 2,000 sf</b>
Net Rent:	Market
Additional Rent:	\$13.50 psf + utilities
Parking Details:	Surface stalls, free of charge





SPACE CAN BE OPTIMIZED FOR BOTH OFFICE AND RETAIL USERS

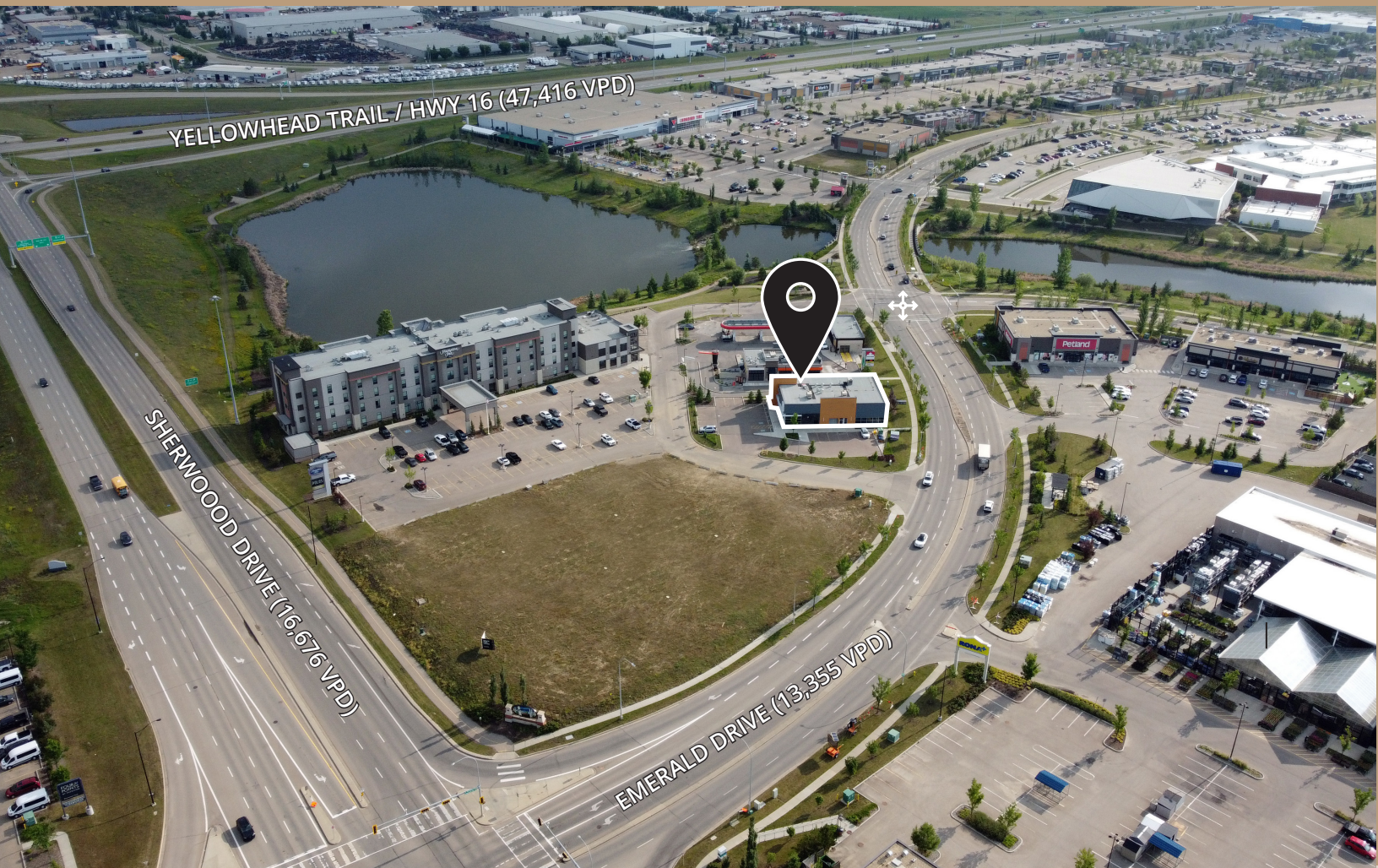
IDEAL LOCATION



	<p>58,718 Population</p>		<p>22,555 Households</p>		<p>9.7% Population Growth (2024-2029)</p>		<p>\$151,769 Average household income</p>
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960 EMERALD DRIVE, SHERWOOD PARK



**Drive times**

2 mins	Emerald Hills Shopping Centre
5 mins	Anthony Henday Drive
18 mins	Downtown Edmonton



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