

FOR LEASE

EURO VILLAGE

11 ATHABASCAN AVENUE, SHERWOOD PARK, AB



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Marcus & Millichap

OVERVIEW / EURO VILLAGE

11 ATHABASCAN AVENUE, SHERWOOD PARK, AB

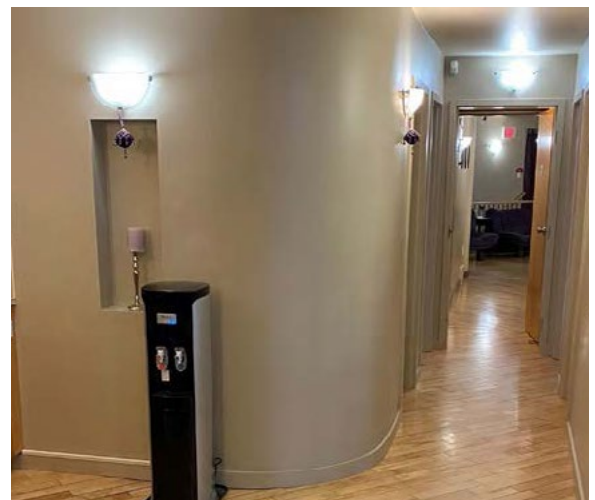
OPPORTUNITY

Euro Village presents businesses with the opportunity to lease well-maintained spaces in a well-established retail plaza. Ideally located along Broadmoor Boulevard, one of Sherwood Park's busiest north-to-south through-fares, Euro Village offers attractive curb appeal with ample parking along the store fronts.



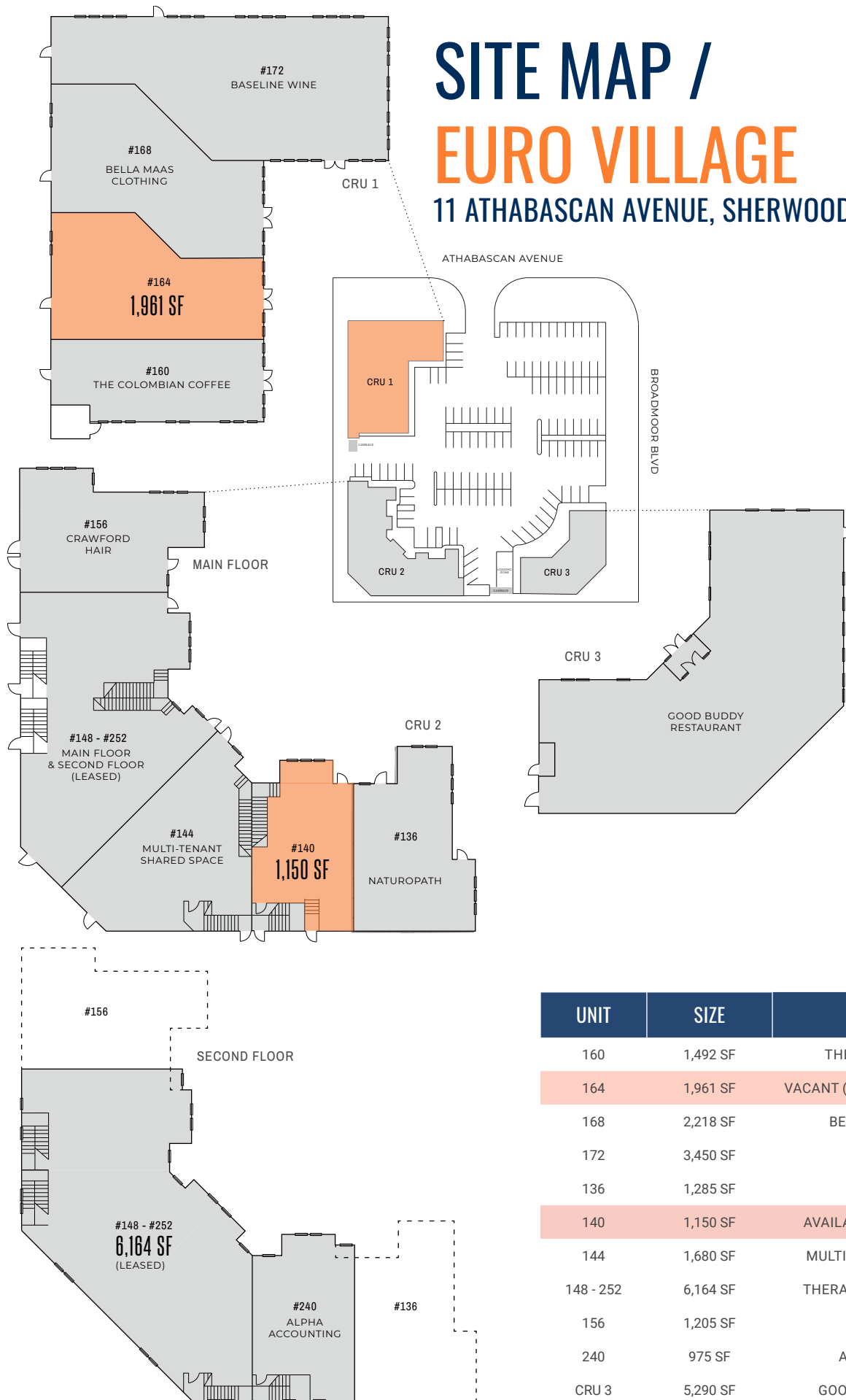
HIGHLIGHTS

- Unit 160: 1,150 SF turnkey space, formerly occupied by a medi-spa
- Unit 164: 1,961 SF turnkey optical, medical space available for lease
- High-volume traffic area located just off of Broadmoor Boulevard and Athabasca Avenue receiving upwards of 26,000 vehicles along the roads daily
- Heavily populated residential neighbourhoods known for having high average household incomes
- Ample on-site parking with highly visible signage space available



SITE MAP / EURO VILLAGE

11 ATHABASCAN AVENUE, SHERWOOD PARK, AB



UNIT	SIZE	TENANT
160	1,492 SF	THE COLOMBIAN COFFEE
164	1,961 SF	VACANT (TURNKEY OFFICE/MEDICAL)
168	2,218 SF	BELLA MAAS CLOTHING
172	3,450 SF	BASILINE WINE
136	1,285 SF	NATUROPATH
140	1,150 SF	AVAILABLE (FORMER MEDI-SPA)
144	1,680 SF	MULTI-TENANT SHARED SPACE
148 - 252	6,164 SF	THERAPEUTIC BODY CONCEPTS
156	1,205 SF	CRAWFORD HAIR
240	975 SF	ALPHA ACCOUNTING
CRU 3	5,290 SF	GOOD BUDDY RESTAURANT

AREA + STATS / EURO VILLAGE

11 ATHABASCAN AVENUE, SHERWOOD PARK, AB

Municipal Address: 11 Athabasca Avenue, Sherwood Park

Zoning: C5 - Service Commercial Zone

Lease Rate: Market

Area: Unit 160: 1,150 SF
Unit 164: 1,961 SF

Available: Immediately

Operating Costs: TBD

Baseline Road	1 minute
Anthony Henday Drive	3 minutes
Sherwood Drive	4 minutes
Clover Bar Road	7 minutes
Downtown Edmonton	15 minutes



26,000

vehicles
per day



EXPOSURE

Athabasca Ave
& Broadmoor Blvd



PARKING

ample stalls
located on site



TRANSIT

in very close
proximity



\$124,908

household income
average within 3 km



30,035

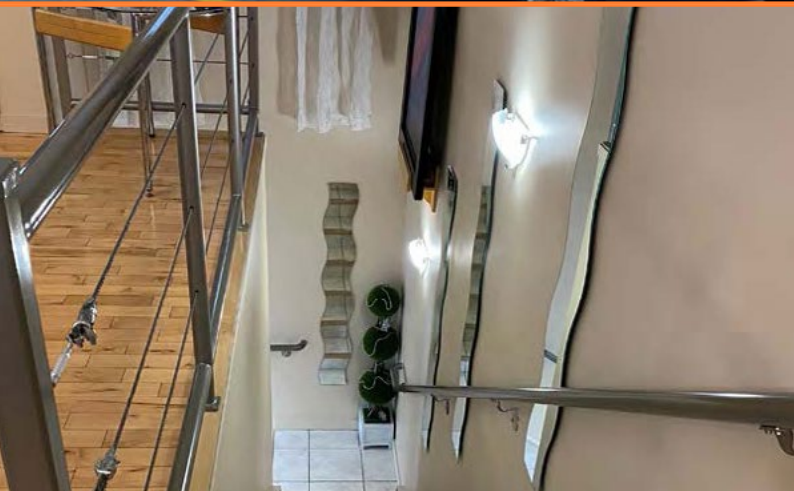
population
within 3 km



BUILDINGS

freestanding
commercial





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