

FOR LEASE

196 ORDZE AVENUE

SHERWOOD PARK, AB

COMMERCIAL SPACE AVAILABLE ▶ 1,514 SF



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Marcus & Millichap

OVERVIEW / 196 ORDZE AVENUE

SHERWOOD PARK, AB

ABOUT 196 ORDZE AVENUE

Presenting an opportunity to lease 1,514 SF of prime retail space conveniently positioned just off Ordze Avenue and Wye Road, an essential arterial thoroughfare connecting Edmonton as well as Anthony Henday Drive to the area. Showcase your business within a high-performing commercial node anchored by Canadian Tire, Walmart, Earls, and Home Hardware, while benefiting from strong complementary traffic generated by Shoppers Drug Mart, London Drugs, and Safeway directly across the street.

Outstanding visibility to 42,915 vehicles per day and ample on-site surface parking create an ideal environment for retailers and service operators seeking strong exposure, consistent customer flow, and connection to one of Sherwood Park's most established retail corridors.

HIGHLIGHTS

- 1,514 SF CRU available in a high-traffic Sherwood Park retail node
- Located just off Wye Road and Ordze Avenue, an essential arterial thoroughfare connecting Edmonton and Anthony Henday Drive
- Exceptional exposure to 42,915 vehicles per day
- Surrounded by a strong national anchor cluster including Canadian Tire, Walmart, Earls, Home Hardware, Shoppers Drug Mart, London Drugs, and Safeway
- Ample on-site surface parking with easy access
- Ideal for retail or service users seeking strong visibility and consistent customer activity



SALIENT DETAILS

Municipal Address	196 Ordze Avenue, Sherwood Park, AB
Legal Description	Lot 42 Block 1 Plan 8822222
Zoning	DC Direct Control
Building Size	1,514 SF
Lease Rate	Market
Additional Rent	\$7.00 / SF

AREA + STATS / 196 ORDZE AVENUE

SHERWOOD PARK, AB



42,915
vehicles
per day



EXPOSURE
Wye Road &
Sherwood Drive



PARKING
on-site surface
parking lot



43.4
median age



\$180,734
household income average
within 3 km



75,575
population of
Sherwood Park



MAIN FLOOR
high exposure
retail space



SHERWOOD DRIVE (21,149 VPD)

WYE ROAD (29,762 VPD)

SUBJECT PROPERTY

RANGE ROAD 233 (9,983 VPD)

ORDZE AVENUE

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