




Liberty Plaza Building I

SHERWOOD PARK OFFICE/VETERINARY

101/107 BROADWAY BLVD, SHERWOOD PARK, AB

FOR SALE

 NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1

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 NAIEdmonton.com

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PROPERTY HIGHLIGHTS

-  13,426 sq.ft.± fully leased office/medical (veterinary) building;
-  Located in Sherwood Park and situated on 1.25 Acres;
-  Anchor Tenant has occupied the building since 2001 with 7 years remaining;
-  Rent roll provided upon signing CA

Asking Price: \$5,500,000
Cap Rate: 6.63%
WALT: 6.24 Years



ADDITIONAL INFORMATION

BUILDING SIZE	13,426 sq.ft.±
LEGAL DESCRIPTION	Plan: 0023556, Block: 205, Lot: 1A
ZONING	C5 (Service Commercial)
AVAILABLE	Immediately
YEAR BUILT	2003 & 2007
SITE/YARD SIZE	1.25 acres±
PROPERTY TAXES	\$46,957.00 (2026 estimate)
SALE PRICE	\$5,500,000

<p>31,691 DAYTIME POPULATION</p>	<p>1.1% ANNUAL GROWTH 2023-2033</p>	<p>28,000 BROADWAY BLVD</p>
<p>18,687 EMPLOYEES</p>	<p>\$1.06B CONSUMER SPENDING</p>	<p>\$125,262 AVERAGE HOUSEHOLD INCOME</p>


2026 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS



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