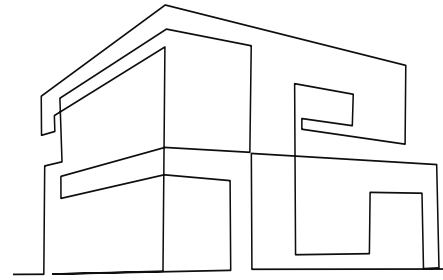


FOR SALE

RETAIL INVESTMENT OPPORTUNITY

2004 SHERWOOD DRIVE | SHERWOOD PARK, AB



This retail investment property presents an exceptional opportunity to acquire a stabilized, income-generating asset in the heart of Sherwood Park.

Featuring a 5,000 square foot single-storey building on a 0.53 acre site with excellent exposure and convenient surface parking.

Built with durable masonry construction, the property combines long-term tenant stability with the flexibility of storefront retail and professional office use.

Currently 100% leased to a mix of professional services and retail tenants, this property offers investors immediate cash flow supported by a diverse and resilient tenant base.

Darren Hildebrand | Senior Associate
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HCR | HUGHES
COMMERCIAL
REALTY GROUP

hrcgroup.ca

FOR SALE | SHERWOOD DRIVE RETAIL INVESTMENT



PROPERTY DETAILS

MUNICIPAL ADDRESS

2004 Sherwood Drive | Sherwood Park, Alberta

BUILDING SIZE

± 5,000 Square Feet

LAND SIZE

± 0.53 Acres

ZONING

CITP - Centre in the Park



CLICK FOR
CURRENT
CITP USES

YEAR BUILT

1960's with renovations in 1990's and in 2007

PARKING

36 standard stalls, 2 accessible stalls

CURRENT TENANTS

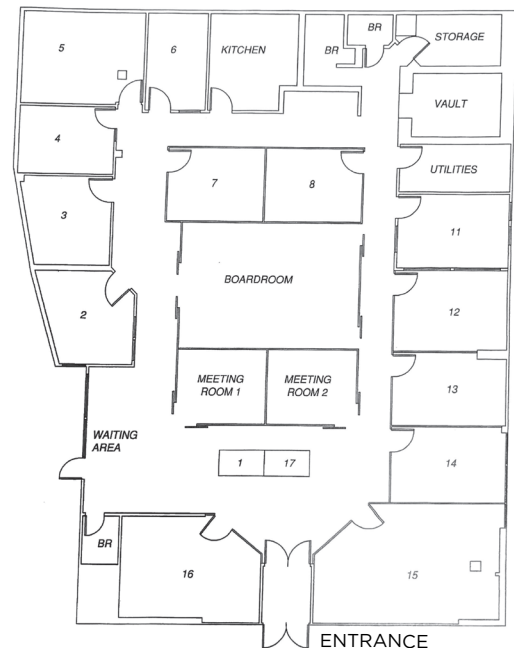
Advico, Ground Source Solutions and Sutton

ESTIMATED RENTAL INCOME

\$143,850 (2025 annual)



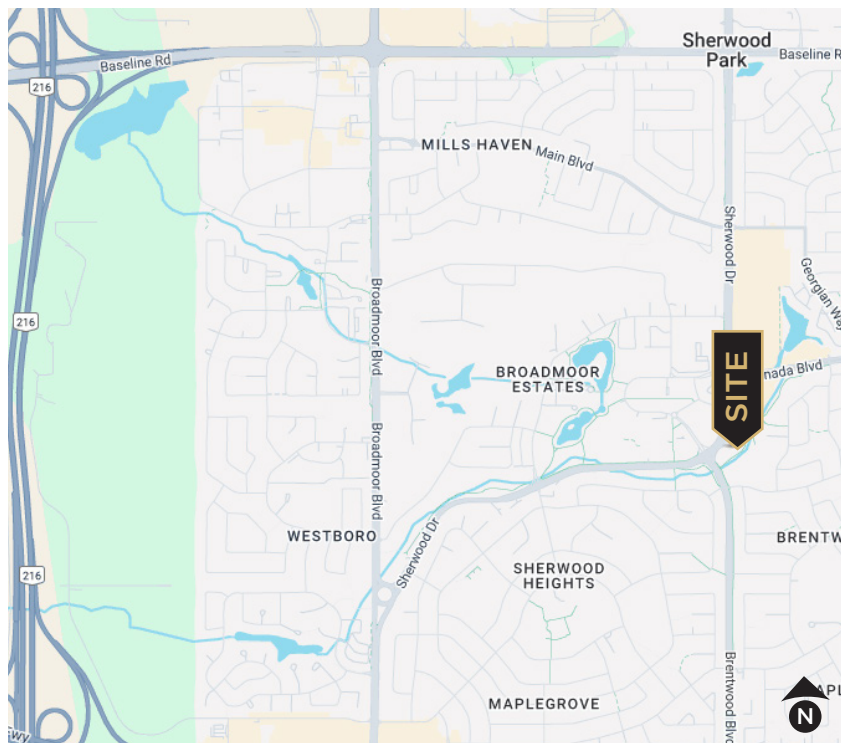
FLOOR PLAN



SALE PRICE **\$2,400,000**

PROP. TAXES **\$19,000** (2025)

FOR SALE | SHERWOOD DRIVE RETAIL INVESTMENT



DRIVE TIMES FROM SITE	
Anthony Henday	2 Minutes
Highway 16	5 Minutes
Downtown Edmonton	30 Minutes
Edmonton Int'l Airport	40 Minutes



NEIGHBOURHOOD POPULATION (5 KM 2023)	76,695
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5-YEAR GROWTH FORECAST (5 KM 2023-2028)	1.3%
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AVERAGE HOUSEHOLD INCOME (5 KM 2023)	\$162,894
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DAILY TRAFFIC COUNTS ANTHONY HENDAY & BASELINE ROAD N (2022)	88,310
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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.