

IDEAL SPACE FOR MEDICAL/PHARMACY USERS

LAST BAY REMAINING

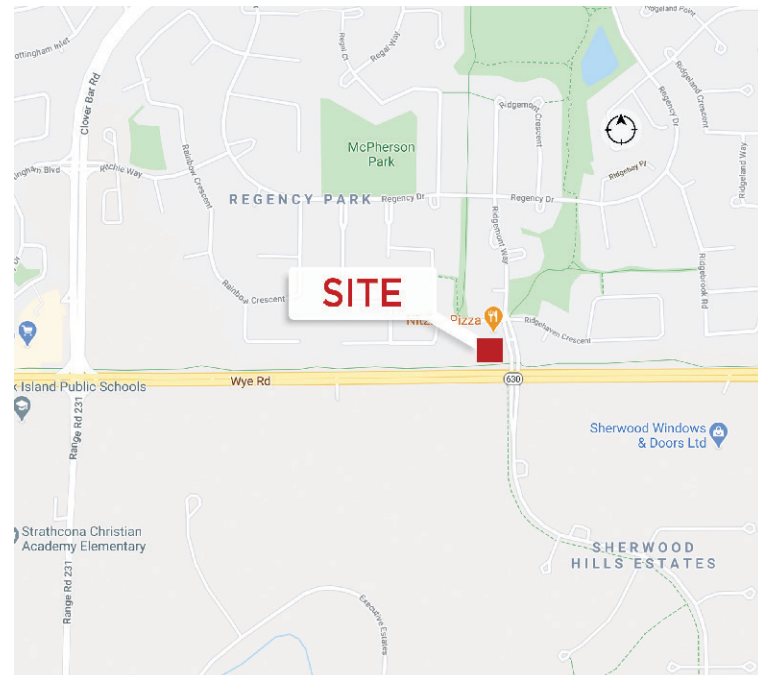
FULL FEES TO OUTSIDE BROKERS

RATE REDUCED TO \$15.00 PER SF

High Traffic Neighborhood Retail Opportunity

Property Highlights

- Fully fixtured space available for immediate possession
- Join Circle-K/Husky, Nitza's Pizza, Sherwood Veterinary Clinic, Barber Shop, Eco Dry Cleaners, Calla Beauty Boutique, and Wagsmore Unleashed Pet Grooming
- 1,156 SF
- Located along Wye Road in the southeast of Sherwood Park
- Ideal tenant's include Medical/Pharmacy, Dental, quick service restaurants, Professional Offices and other neighborhood services



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Property Details

Municipal Address:	10 Ridgemont Way, Sherwood Park, AB	Parking:	Pooled Parking
Legal Description:	Plan 8923386, Block 399, Lot 1	Available Sizes:	1,156 SF
Zoning:	C1 - Community Commercial	Average Traffic Count:	13,000 Vehicles per day
Neighbourhood:	Regency Park	Op. Costs & Property Taxes:	\$9.50 per SF

Aerial

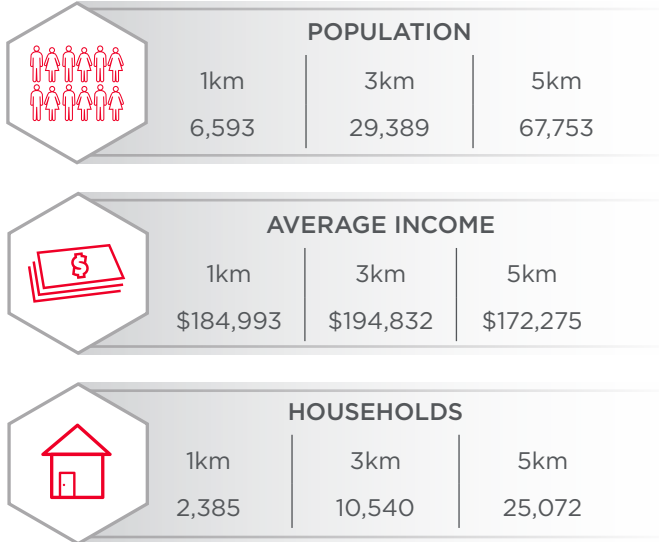


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Demographics



Mature High Income Neighbourhood



Property Photo



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