



BERCO AFTER ASPEN PLAZA

Unit 280, 3820 Sherwood Drive, Sherwood Park, AB

910 SF Available Immediately

Cushman & Wakefield Edmonton Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 cwedm.com

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THE OPPORTUNITY

PROPERTY PHOTOS

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ANYTIME

• Retail Shopping Centre strategically located on the northeast corner of Sherwood Drive and Lakewood Drive.

• Come join a wide variety of Tenants/Retailers including: Anytime Fitness, Oodle Noodle, Thai Together, Butcherblock & Smoke House, Bright Horizons Childcare, Boba Bar, Rivercity Games, Liquor Exchange and many others!

- Easy access from Sherwood Drive & Lakeland Drive.
- Average number of vehicles per day along Sherwood Drive is 26,818 and 18,078 along Lakewood Drive.
 - High exposure signage opportunities available.
- C-1 Community Commercial Zoning allows for a large variety of uses.

LEASE RATE: Market

ESTIMATED OPERATING COSTS (2024): \$14.17/SF

ZONING: C1 - Community Commercial

NEIGHBOURHOOD: Sherwood Drive

INTERIOR PHOTOS

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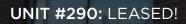
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UNIT #280: 910 SF

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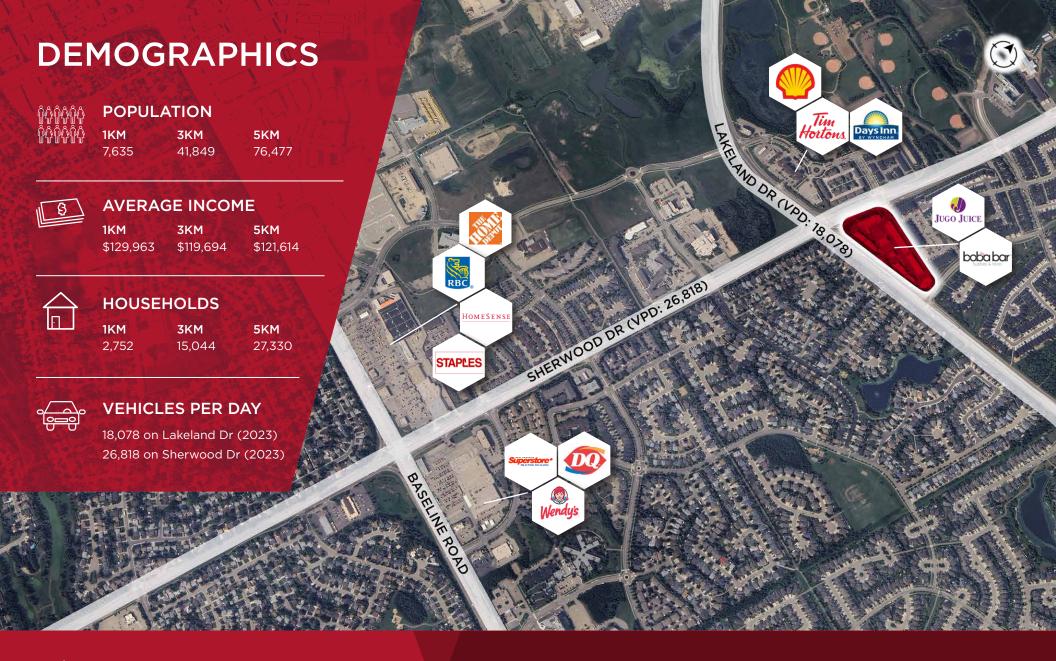
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