

Broadmoor Landing

SWC of Streambank Avenue & Broadmoor Boulevard
Sherwood Park, AB



1,750 - 21,000 Sq. Ft. Retail & Light Industrial Space For Lease

Property Highlights

- Situated along Broadmoor Boulevard adjacent to a 1,000,000+ sq. ft. office park, Millennium Place Recreation Centre, Automotive and Industrial users
- 23,360 vehicles per day along Broadmoor Boulevard
- Flexible zoning

Building Features

Land Size:	1.77 Acres
Total Size Available:	21,000 sq. ft.
Lease Rate:	Market
Parking:	4.0 per 1,000 sq. ft.
T.I.:	Negotiable
Zoning:	C5 - Service Commercial

Brett Killips
Partner
780 702 2948
brett.killips@cwedm.com

Jordan Murray
Sales Associate
780 429 9399
jordan.murray@cwedm.com

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



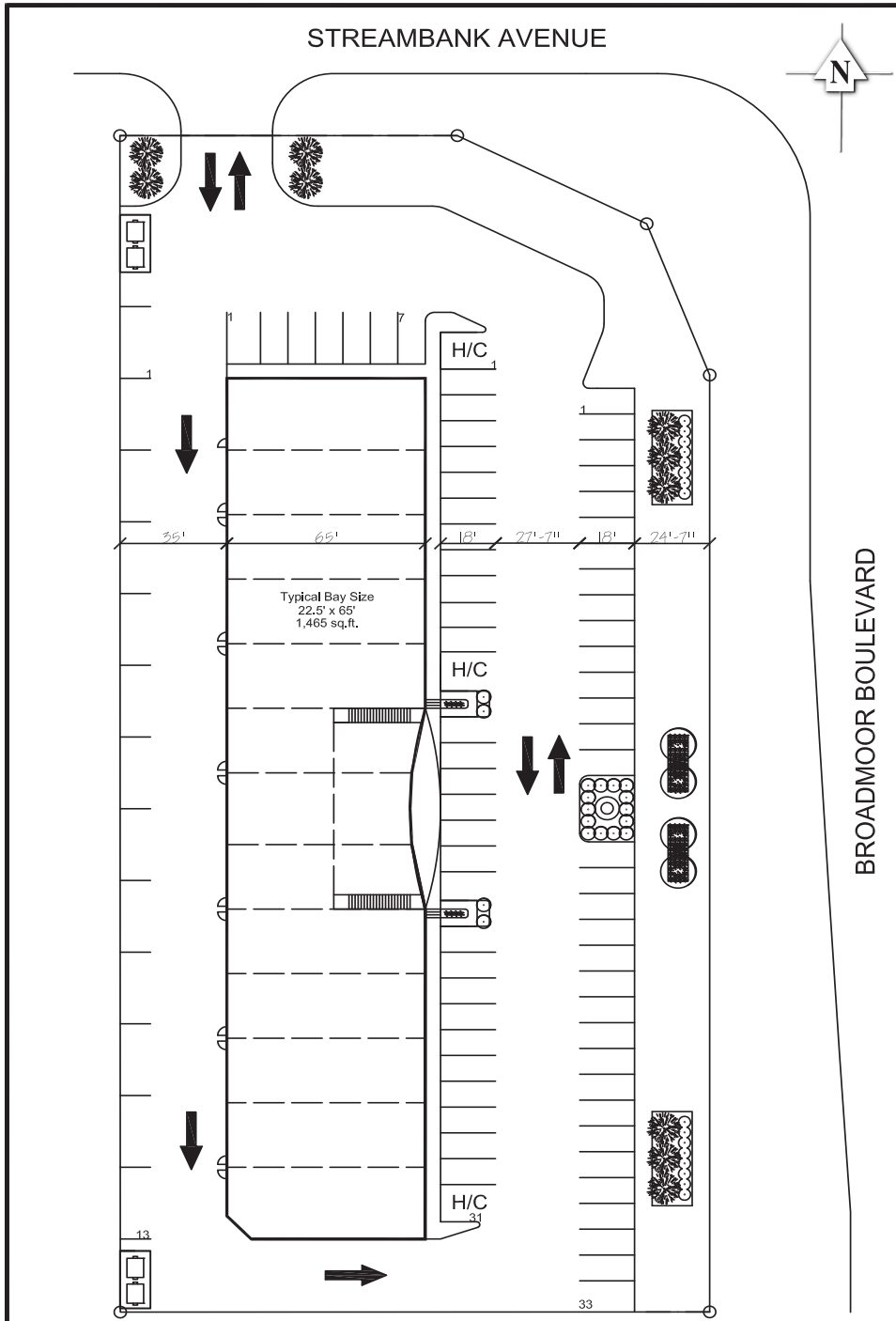
**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

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Site Plan



ZONING C5, PERMITTED USES

- Amusement arcade, minor
- Animal grooming facility (Bylaw 13-2003)
- Broadcasting studio
- Business support service
- Contractor service, limited
- Convenience vehicle rental
- Custom indoor manufacturing
- Drive-through vehicle service
- Entertainment, spectator
- Equipment, minor
- Financial service (Bylaw 4-2002)
- Food and beverage products (Bylaw 13-2003)
- Food service, drive-in
- Food service, restaurant
- Food service, specialty
- Funeral service
- Gas bar
- Government service
- Household repair service
- Office
- Personal service establishment
- Recreation, indoor
- Recycling depot
- Recycling drop-off
- Religious assembly, minor (Bylaw 40-2004)
- Retail, convenience
- Service station, major
- Service station, minor
- Vehicle repair, major
- Vehicle repair, minor
- Vehicle sale/rental
- Veterinary service, minor
- Warehousing sale
- Warehousing and storage

DISCRETIONARY USES

- Amusement arcade, major
- Auctioneering establishment
- Bingo hall
- Care centre, intermediate
- Care centre, major
- Carnival, minor
- Commercial school
- Commercial storage
- Contractor service, general
- Emergency service
- Fleet service (Bylaw 4-2002)
- Food service, mobile catering
- Health service, minor
- Neighbourhood pub
- Parking, non-accessory (Bylaw 77-2006)
- Recycling, oil depot
- Residential security/operator unit
- Retail, alcohol
- Retail, general
- Retail, secondhand
- Truck and manufactured home sale/rental
- Utility service, minor

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