



**CUSHMAN &
WAKEFIELD**
Edmonton

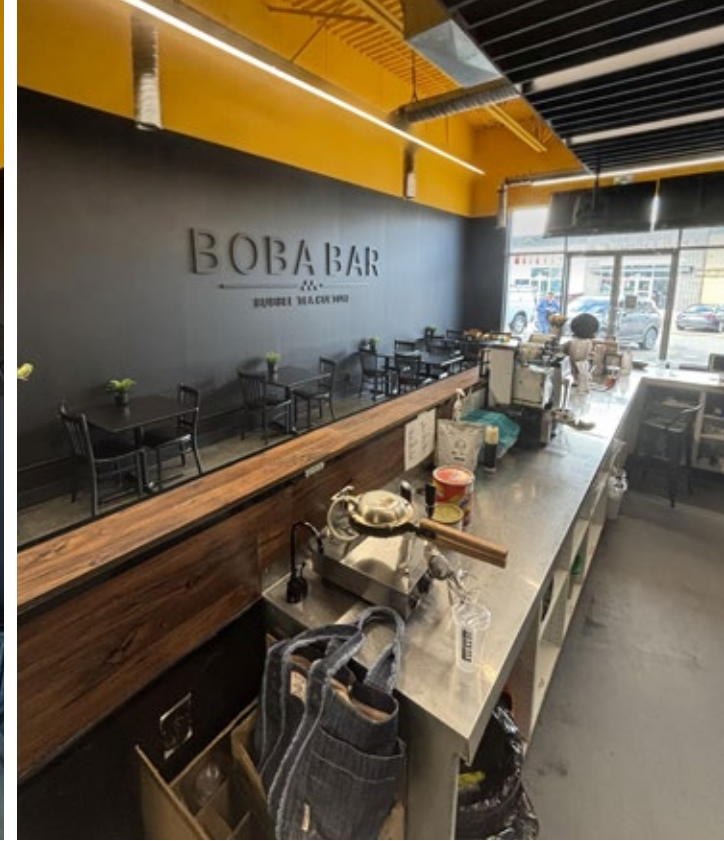
FOR SALE

ASPEN PLAZA - RETAIL CONDO

UNIT 540, 3850 SHERWOOD DRIVE, SHERWOOD PARK



FIXTURED RETAIL CONDO



PROPERTY DETAILS

MUNICIPAL ADDRESS	UNIT 540, 3850 SHERWOOD DRIVE, SHERWOOD PARK
LEGAL DESCRIPTION	BLOCK: 1722464; PLAN: UNIT 21
ZONING	C1 - COMMUNITY COMMERCIAL
UNIT SIZE	1,263 SF
SALE PRICE	\$599,000.00

PROPERTY HIGHLIGHTS

- Situated amongst a strong mix of national, regional and local retailers with consistent customer traffic.
- Located within a high-profile retail node along Sherwood Drive, one of Sherwood Park's primary commercial corridors.
- Former quick-service restaurant (QSR) offering existing food-service improvements and a functional layout suitable for a variety of retail, cafe, QSR or specialty food uses.
- Existing infrastructure for food and beverage operators seeking a cost-effective entry into one of the Edmonton region's most affluent suburban markets.



COMMUNITY HIGHLIGHTS

Located in the heart of Sherwood Park, this retail opportunity serves one of Alberta's most desirable and high-income communities. The trade area features a population of over 103,800 residents, average incomes of nearly \$160,000, and more than 27,000 households within a 5 km radius, providing a deep and stable consumer base. Sherwood Park's continued residential growth and strong demographics make it a highly attractive market for retail investment.

3 Unit 540, 3850 Sherwood Drive, Sherwood Park

DEMOGRAPHICS



7,531
POPULATION
Within 1 KM

41,696
POPULATION
Within 3 KM

74,848
POPULATION
Within 5 KM



\$191,806
AVG. INCOME
Within 1 KM

\$158,385
AVG. INCOME
Within 3 KM

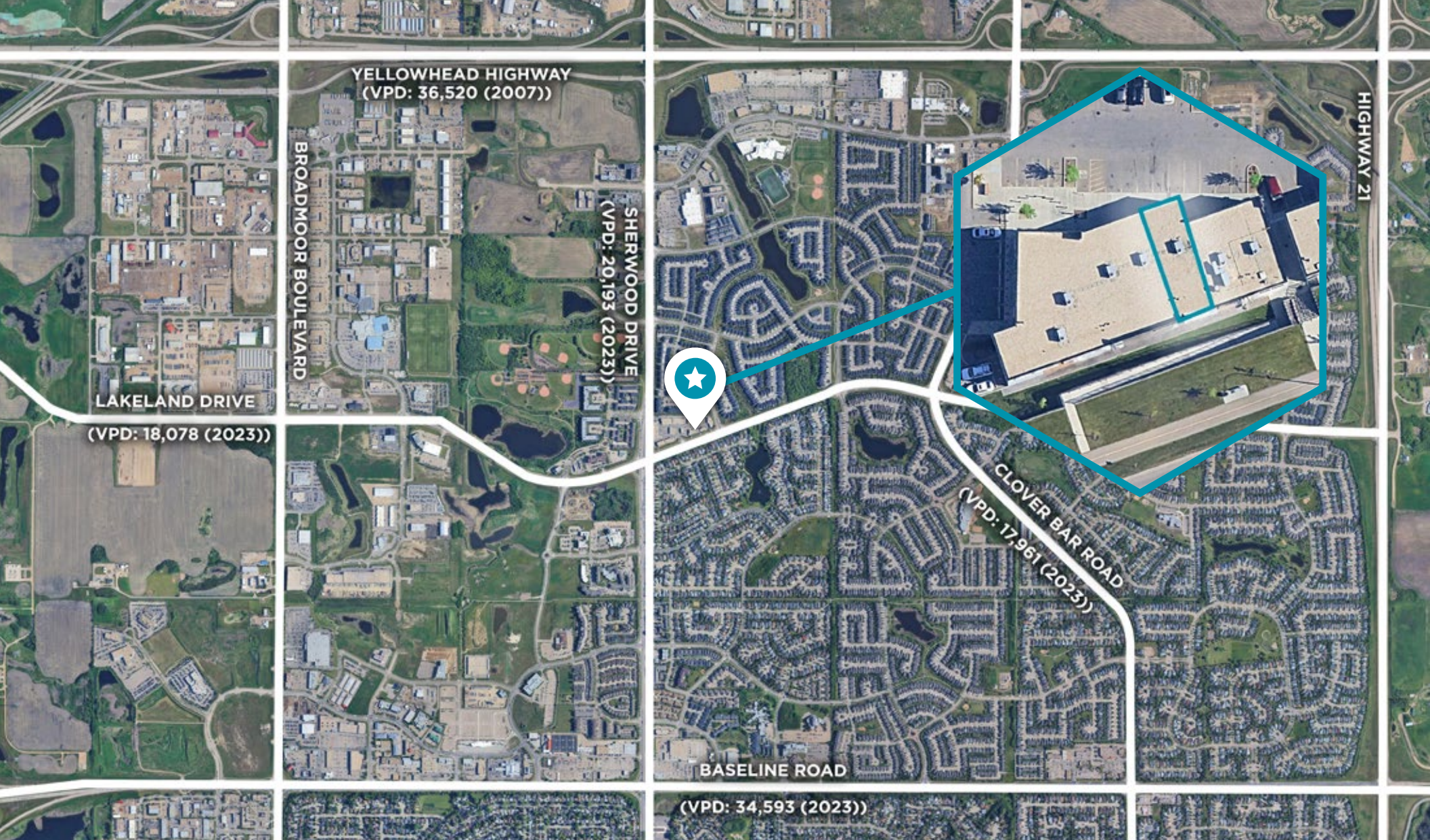
\$159,781
AVG. INCOME
Within 5 KM



2,534
HOUSEHOLDS
Within 1 KM

15,457
HOUSEHOLDS
Within 3 KM

27,673
HOUSEHOLDS
Within 5 KM



CONTACT

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