



**GRASSROOTS**  
REALTY GROUP

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**51 Kaska Road  
Sherwood Park, Alberta**

**MLS # A2180737**



**\$1,750,000**

**Division:** Broadmoor Centre

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,292 sq.ft.

**Zoning:** C5

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** To be determined during Due Diligence

Explore the rare chance to invest in a coveted retail zone within Sherwood Park. This 184' x 236' (1 acre) site is ideally situated in a bustling commercial district, mere steps from surrounding development and quickly accessible to Baseline Road and Broadmoor Boulevard. The sizeable 1 Acre lot comes fully equipped with a 2,292 SF restaurant in pristine condition and 35 on-site parking stalls. An attractive destination with high visibility for advertising and endless customer crossover from surrounding businesses. Existing tenant is a well known franchise that has been in place since 2005. At the expiration of the lease, the building owner will be positioned to increase the rent significantly to reflect current market rates. Don't pass up on this valuable opportunity to own the ideal asset in an active suburban community. This is the perfect long-hold investment for a future redevelopment play.