

FOR LEASE

MILLENNIUM COMMERCIAL BUILDING

NAI Commercial



RATE REDUCED!

120, 849 PREMIER WAY | SHERWOOD PARK, AB | MAIN FLOOR RETAIL

PROPERTY DESCRIPTION

- Located next to Millennium Place
- White box ready for immediate development
- Excellent window frontage
- Zoning bylaw allows for a variety of uses including health services, professional services, food, retail etc
- Ample surface parking with option to lease underground parking



19,750 VPD
BROADMOOR & STRATHMOOR S



68,315
POPULATION



1.0%
ANNUAL GROWTH 2022 - 2032



24,045 EMPLOYEES 1,704 BUSINESSES



\$3.0B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

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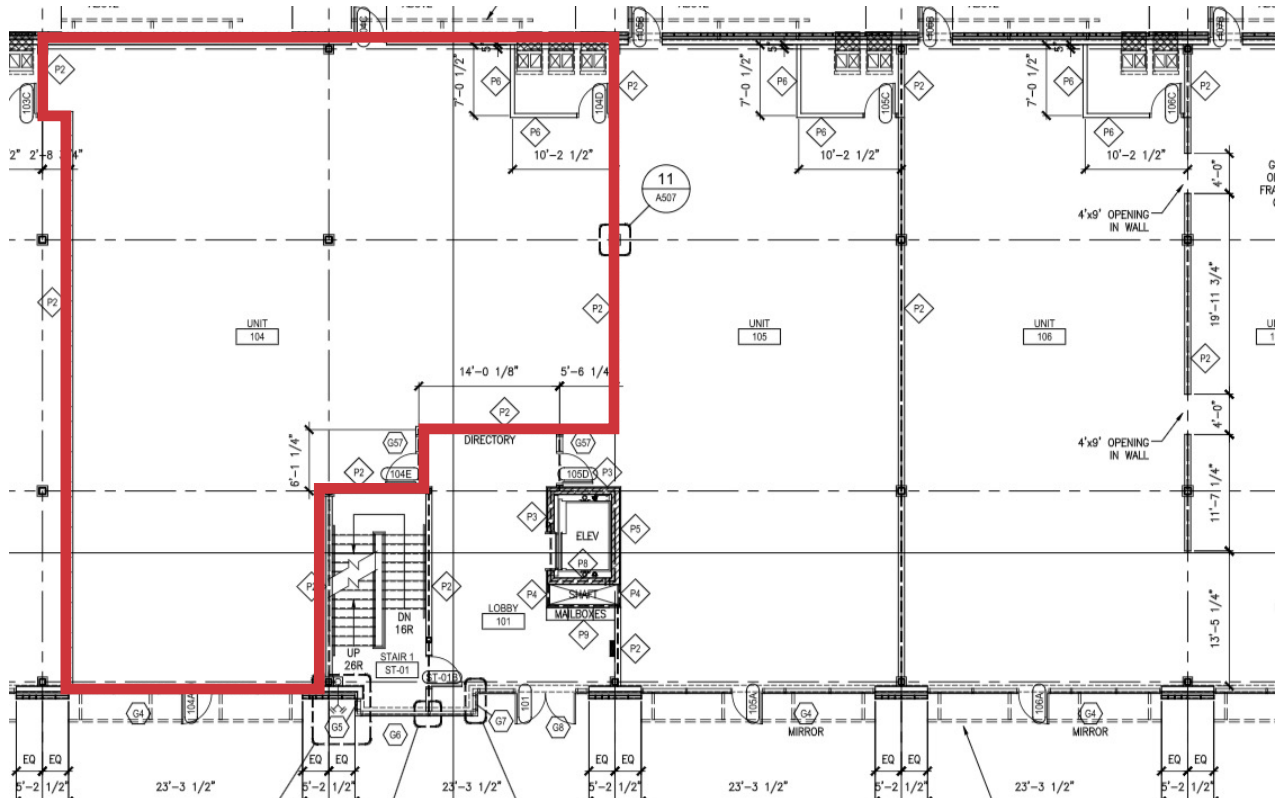
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAIEDMONTON.COM



ADDITIONAL INFORMATION

SIZE	3,120 sq.ft.±
LEGAL DESCRIPTION	Condominium Plan 1424526, Unit 3
ZONING	C2 - Arterial Commercial
AVAILABLE	Immediately
CEILING HEIGHT	11'
HEATING	Furnace
POWER	200 amp (To be confirmed)
LEASE TERM	3-5 years
NET LEASE RATE	\$16.00/sq.ft./annum Reduced to \$14.00/sq.ft./annum
OPERATING COSTS	\$9.50/sq.ft./annum (2023 estimate) includes common area maintenance, property taxes, building insurance and management fees

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