



**Sherwood Park**    **25**    **Broadmoor Centre**    **LP: \$0**  
 123 CREE RD    **SP:** 

**Virtual Tour:**  
<https://vimeo.com/541915541>

**Brochure:**  
<http://www.123-CreeRoad.com>

**Listing ID#:** E4240604  
**Trans. Type:** For Lease  
**Property Type:** Industrial  
**Sale Type:**  
**Zoning:** c5  
**Land Size SF:**  
**Land Size Acres:**  
**Width:**  
**Prop. Tax/Year:** 41,980.91 / 2020

**ACTIVE**

Over 7,000 square feet in Sherwood park - amazing location off the Anthony Henday and Baseline Road! 2,400 square feet of office space on two levels, including kitchen, boardroom, 4 offices and lots of flex space. 4,600 square foot bay with 311 square foot mezzanine, floor drain, 600 amp 3 phase power, two 10x12 grade overhead doors, C5 zoning and tons of parking!

**Directions:**

<u>Property Details</u>	<u>General Building Details</u>
<b>Owner Interest:</b> Private	<b>Building Type:</b> Office Building, Street-Level Storefront, Warehouse
<b>Interest in Land:</b>	<b>Subject Space SqFt:</b> 7,599 <b>Year Built:</b> 1978
<b>Env Assessmt Phase:</b>	<b>Complex Name:</b>
<b>RPR Survey Available:</b>	<b>Parking # of Spaces:</b> 6      #
<b>Occupancy:</b> TEN	<b>HVAC:</b>
<b>Seller Rights Res:</b> Yes	<b>Roof:</b>
<b>Reports Available:</b>	<b>Restrictions:</b>
<b>Condo Fee:</b>	<b>Site Services:</b>
	<b>Construction:</b> Concrete Block
	<b>Features:</b> Air Conditioning, Alarm System, Boardroom, Flr Drain/Grease Trap, HVAC System, Lunchroom, Mezzanine, Secured Parking, Ceiling 10 ft., Parking-Extra

**Lease Details**

**Lease Type:**  
**Lease Op Cost SqFt:** \$4.00      **Lease SubLease:**  
**Lease Term (Months):** 60      **Lease Expiry Date:**  
**Ttl Lease Space Avail:**      **Lease Addl Rent/SF:**

