

Wye Road Crossing

Sherwood Park, Alberta



FOR MORE INFORMATION

TELEPHONE

604 684 6767

FACSIMILE

604 684 6765

VANCOUVER OFFICE
Suite 1620, PO Box 15
200 Granville Street
Vancouver, BC V6C 1S4

CALGARY OFFICE
2/F, 1702 4th Street SW
Calgary, AB T2S 3A8
T 403 228 7171

TENANTS



AREA TENANTS

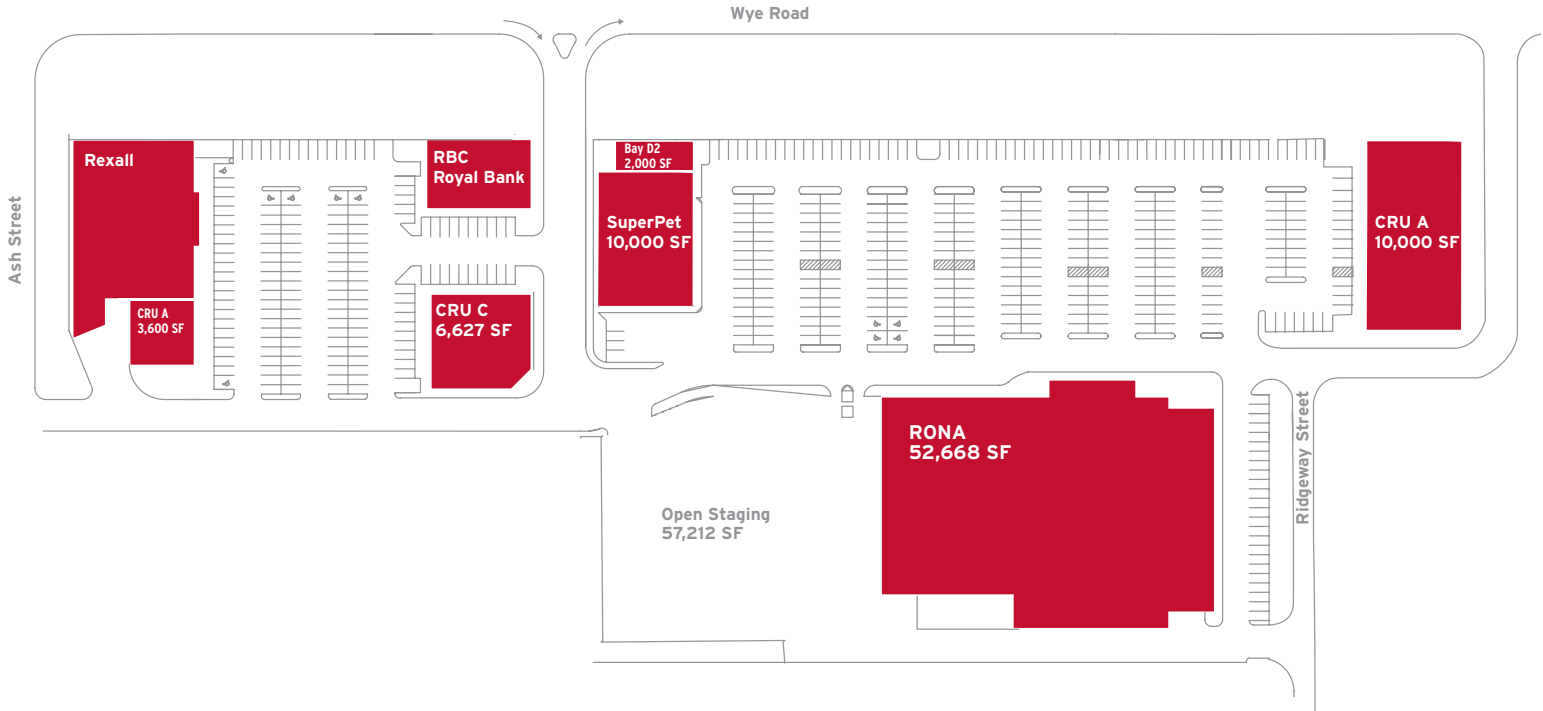


Description

Strategically situated on a main arterial in an affluent suburb of Edmonton, this site is adjacent to the Wal-Mart. Sherwood Park is the main town centre of Strathcona County, which is Alberta's third largest municipality with a population of 75,949 and has the highest average income (\$82,658) of any Alberta municipality with a population of over 50,000 people.

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DETAILS

Description (cont'd)

Strathcona County is also home to Canada's largest oil refining complex, North America's third largest petrochemical complex and produces Alberta's highest value of manufactured good. This site will trade to all of Sherwood Park, Strathcona County and parts of East Edmonton, such as Capilano, Ottewelle, and Kenilworth.

Location

On the south side of Wye Road east of Broadmoor Blvd at Ash Street.

Traffic Counts

Wye Road & Broadmoor Blvd:
50,000 VPD (2003)

Rates

Please ask for details.

Tax & CAM

\$ 5.75 per sq. ft.

Parking

4.5 stalls per 1,000 sq. ft.

AREA DEMOGRAPHICS

Survey Radius

Population
2003

Projection

Average Household
Income

Average
Growth

**Sherwood
Park CMA**

75,949

86,745
2007

\$ 82,658

3.32%

**Trade
Area**

97,148

108,196

\$ 76,875

Edmonton

697,644

716,493

\$ 61,819

E&O Disclaimer:

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but regret we can not guarantee it.