

# \$1,750,000 - 51 Kaska Road, Sherwood Park

MLS® #A2180737

**\$1,750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

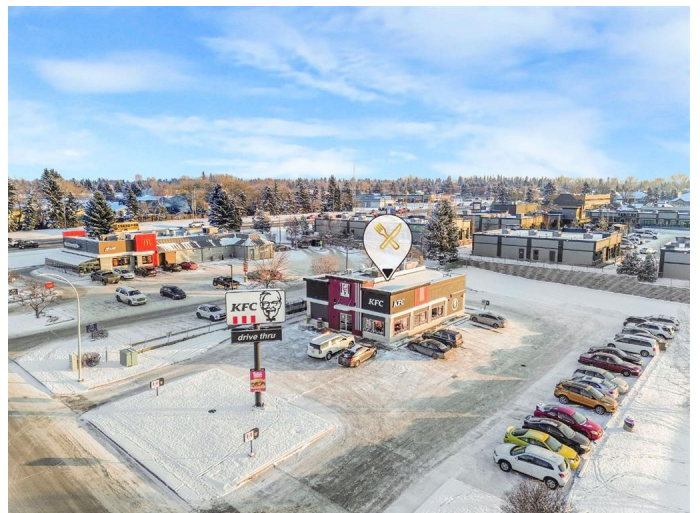
Broadmoor Centre, Sherwood Park, Alberta

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.

Built in 1981

## Essential Information

MLS® #	A2180737
Price	\$1,750,000
Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Commercial
Sub-Type	Retail



Status                      Active

**Community Information**

Address                      51 Kaska Road  
Subdivision                Broadmoor Centre  
City                            Sherwood Park  
County                        Strahcona County  
Province                     Alberta  
Postal Code                T8A 4E7

**Amenities**

Parking Spaces        35

**Additional Information**

Date Listed                November 25th, 2024  
Days on Market        146  
Zoning                        C5

**Listing Details**

Listing Office            CIR Realty

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