# \$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

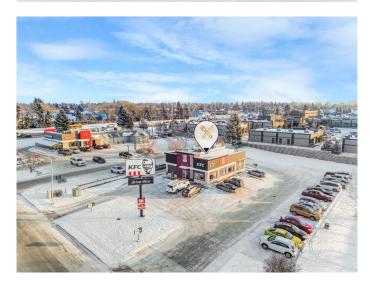
Bathrooms 0.00 Acres 0.00 Year Built 1981

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 147

Zoning C5

### **Listing Details**

Listing Office CIR Realty

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