



664 Wye Road 200 Sherwood Park AB

\$0

An exceptional 1,240 SF retail space, previously a hair salon, is now available for lease at 664 Wye Road, Sherwood Park. Located in the high-traffic Nottingham Centre, this space boasts excellent visibility fronting Wye Road and is surrounded by popular amenities including Sobey's, Tim Hortons, and local community services. The property is zoned C1 (Community Commercial) and is ready for immediate possession. With over 71,000 residents and an average household income of \$169K within a 5 km radius, this location offers a strong customer base. Competitive lease rates at \$28.00 PSF with additional rent estimated at \$11.50 PSF for 2024. Ideal for businesses seeking a vibrant, established location.

Listing Presented By:



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