

**2 OFFICE/RETAIL BUSINESS  
CONDOS FOR SALE**  
**Pallisades Commercial Centre**  
100 Palisades Way, Sherwood Park

**60% SOLD**



Completed in 2012, this stunning steel and concrete building is unequalled in quality or location. It's close to Sherwood Park's main access routes and large residential communities. It has the added feature of backing onto a green belt offering amazing views from each floor. Current owners include both medical and professional offices along with retail owners on the main floor.

**PROPERTY DESCRIPTION**

**MAIN FLOOR:** 7,223 sf | **2<sup>ND</sup> FLOOR:** 7,050 sf | **3<sup>RD</sup> FLOOR:** 5,403 sf

**PROPERTY DETAILS**

**LOT 5** | **BLOCK 1** | **PLAN 052 0194** | **ZONING C2** | **SITE AREA 0.91 Acres**

**TOTAL BUILDING:** 19,676 sf

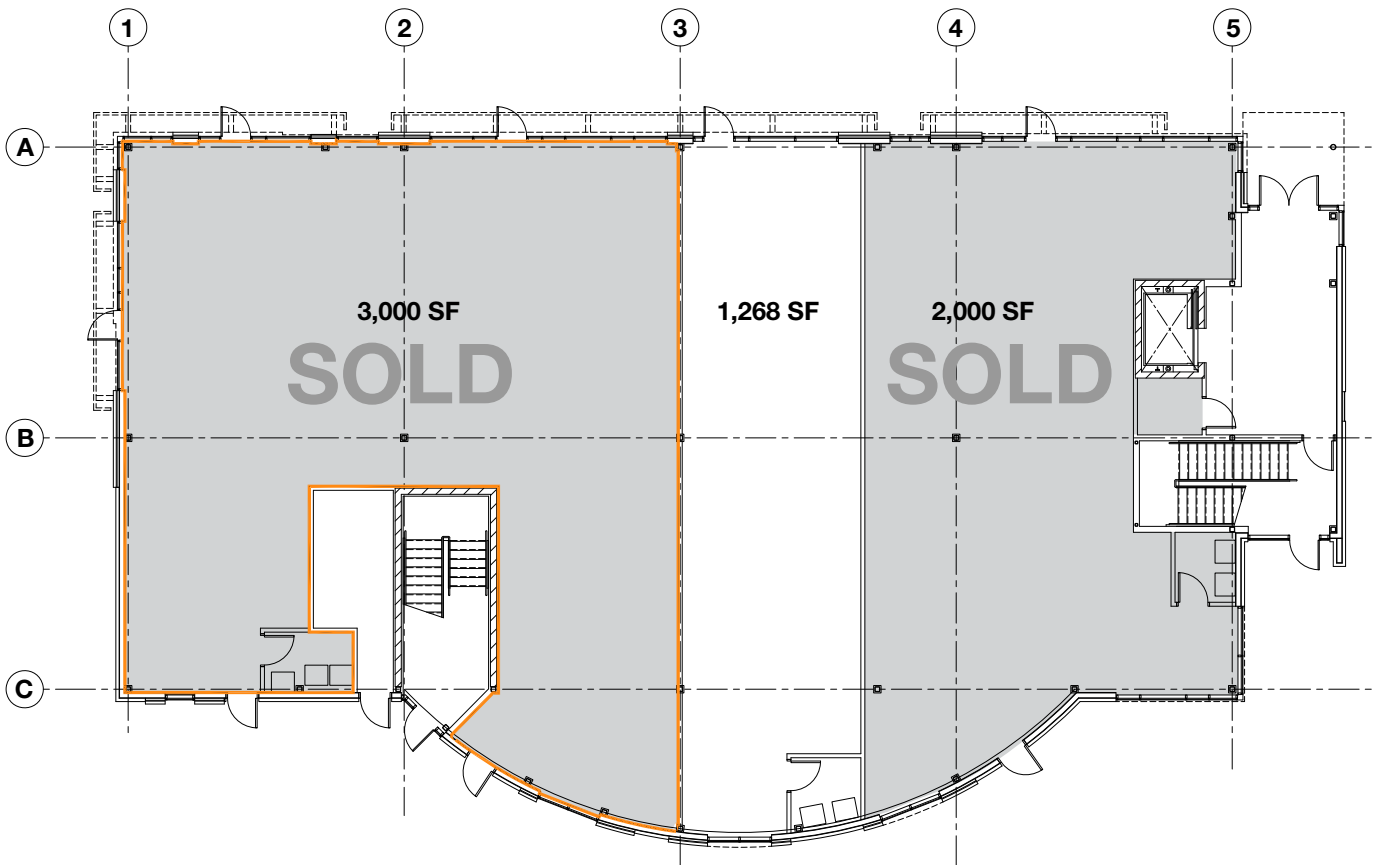
**PARKING:** 58 stalls provided on site

FOR MORE INFORMATION CONTACT  
**LORRAINE BODNAREK**  
780.907.1262 LORRAINE@LEDR.CA LEDR.CA



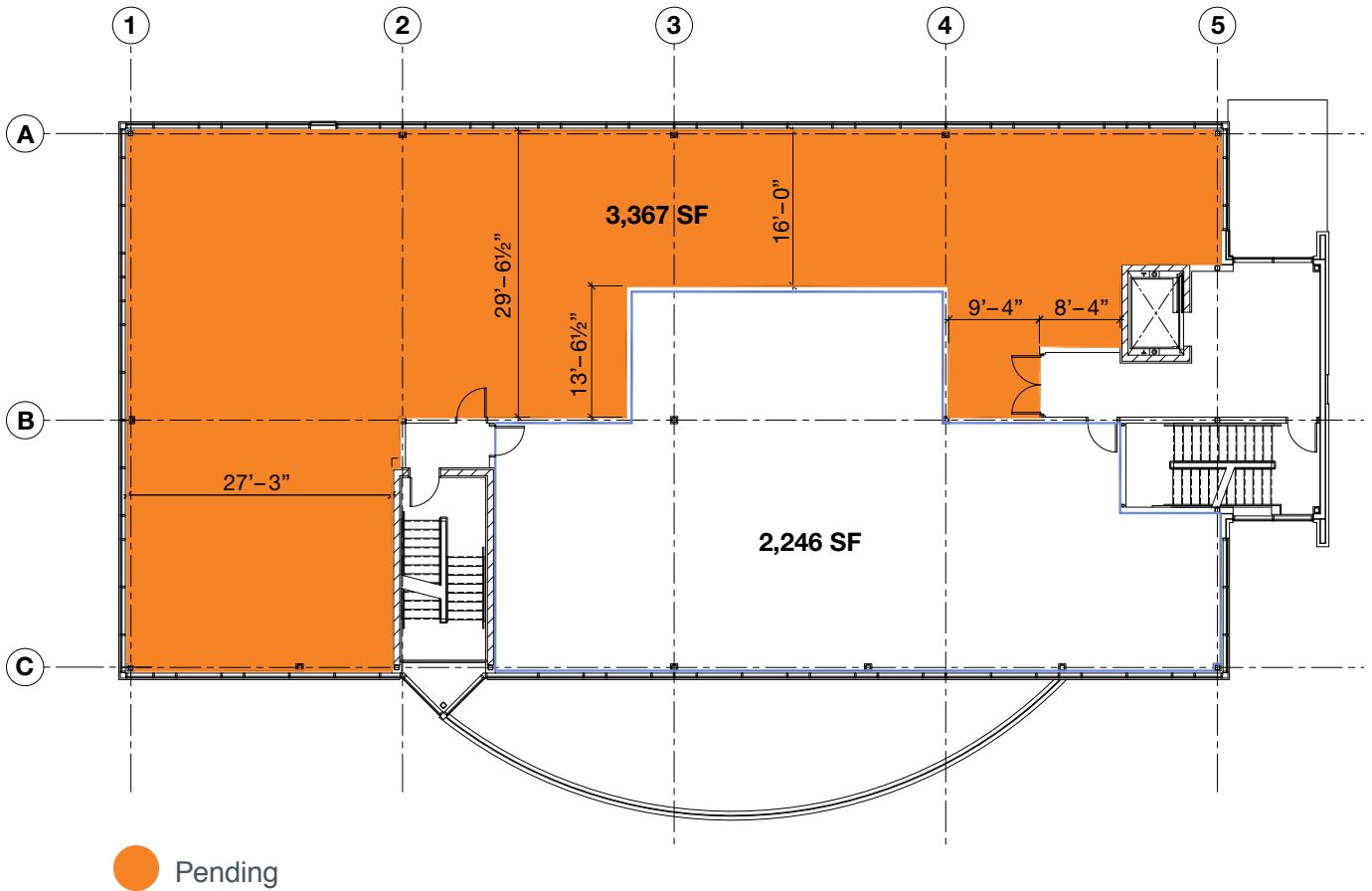
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Main Floor



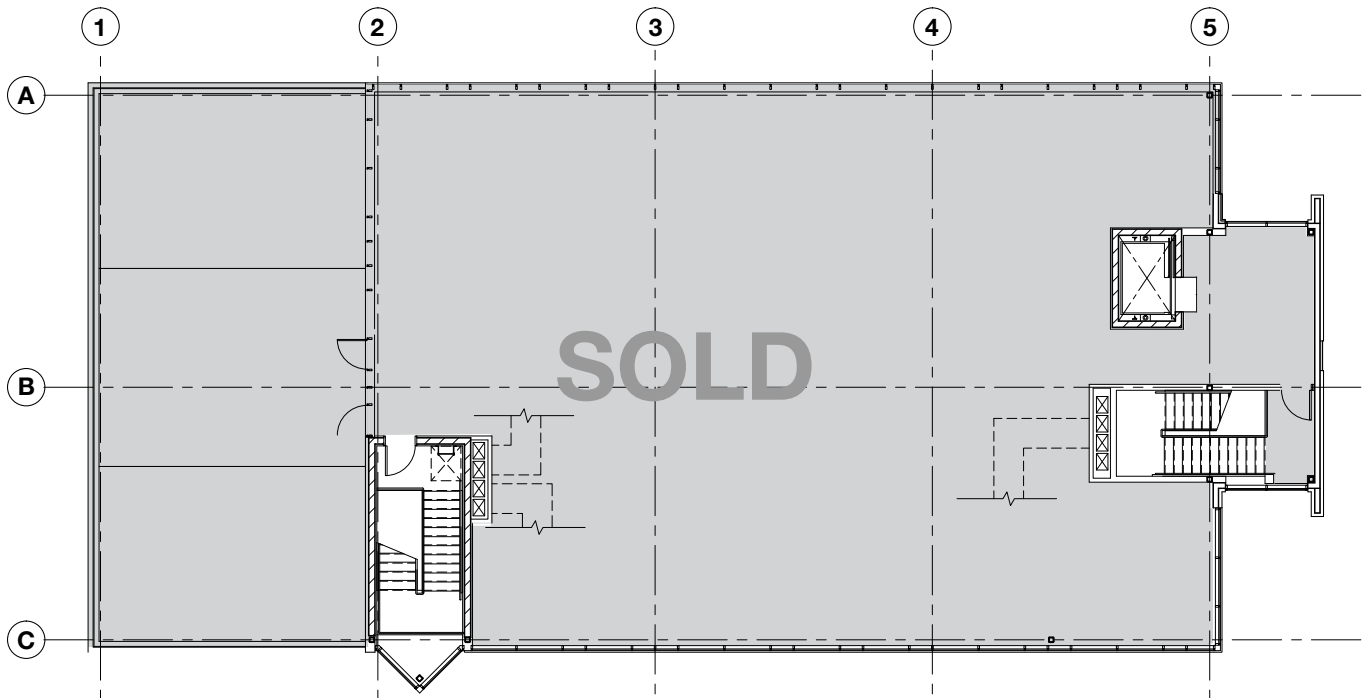
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2<sup>nd</sup> Floor



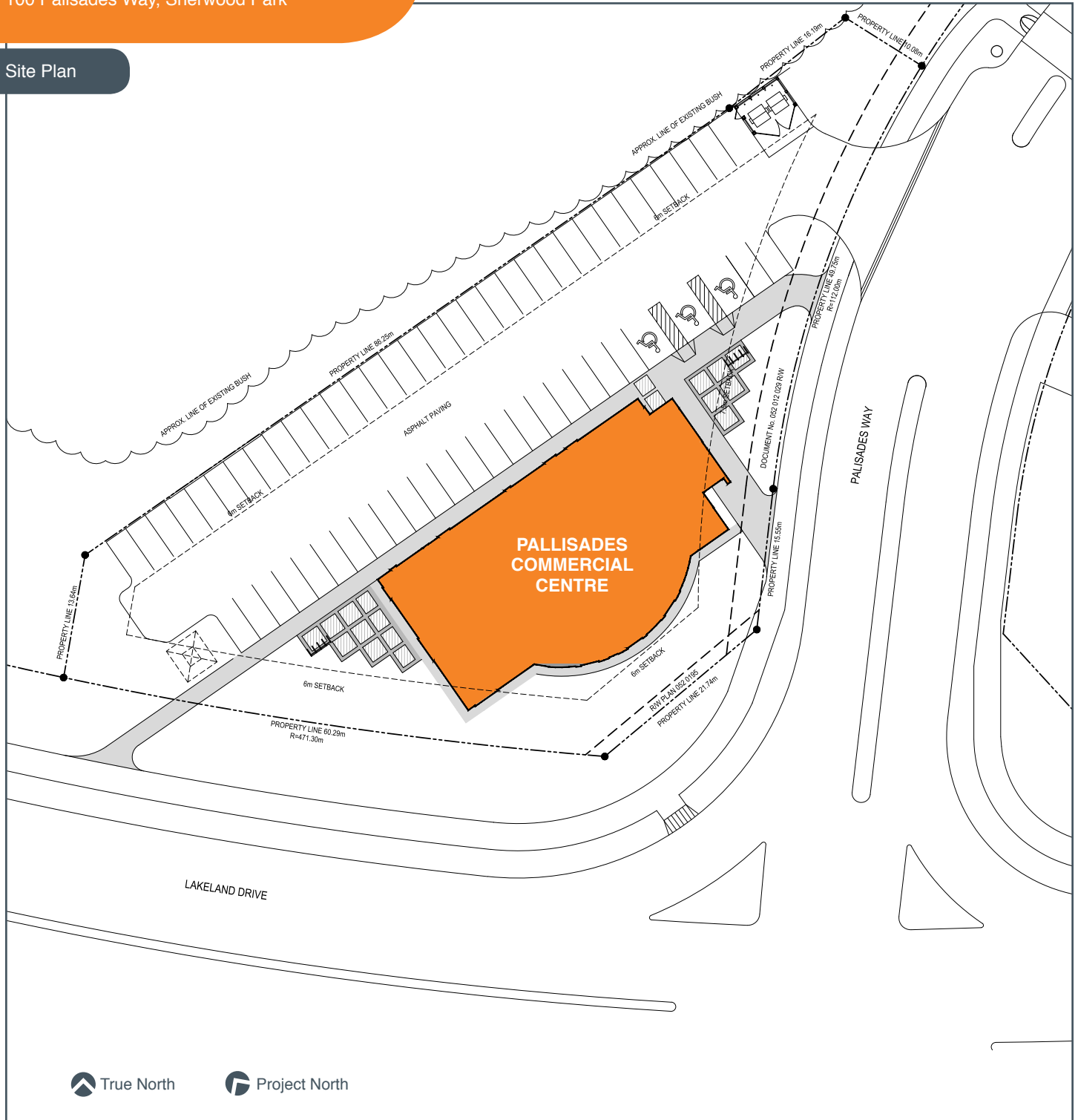
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3<sup>rd</sup> Floor



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Site Plan



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**SHERWOOD PARK AND STRATHCONA COUNTY OVERVIEW**

- Quality well balanced and progressive working environment
- Centrally located in Alberta's Capital Region, immediately east of Edmonton
- Connected by major roadways such as the Trans-Canada Yellowhead Highway (Hwy 16) and Anthony Henday Drive (Hwy 216)
- Leading edge business park
- Eclectic blend of independent and chain retail stores and restaurants
- Strong local market – Stathcona County's population is 92,429 in total 64,733 in Sherwood Park
- Strathcona County is the 3rd largest municipality in Alberta, second largest municipality in Alberta's Capital Region after the City of Edmonton
- In 2010, average household income in Strathcona County was approximately \$123,000 per annum, which is 43% higher than the City of Edmonton average.
- With annual growth forecasted at 2.6%, average incomes are forecasted to grow to \$158,000 by 2020.