

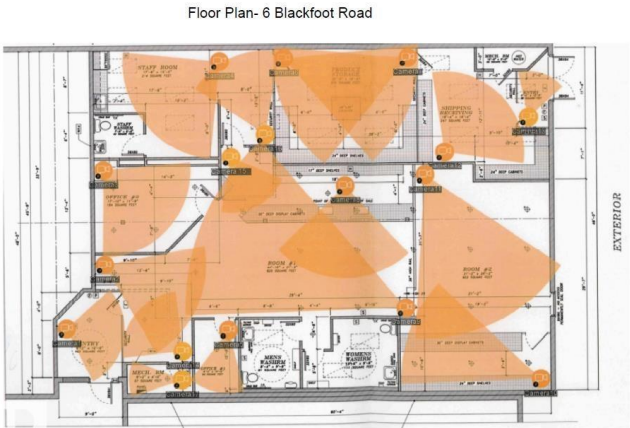
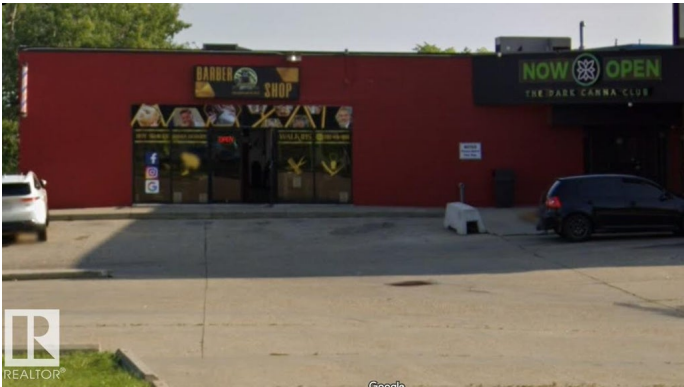
\$0 - 4 Blackfoot Road, Sherwood Park

MLS® #E4452770

\$0
0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Broadmoor Centre, Sherwood Park, AB

Prime Commercial Space for Lease “
High-Visibility Plaza at Blackfoot Rd &
Chippewa Rd Intersection. Presenting an
exceptional leasing opportunity within a
well-established 20,000+ sq. ft. retail plaza,
strategically located at the high-traffic
intersection of Blackfoot Road and Chippewa
Road, with direct and convenient access from
Baseline Road. This prominent retail center is
home to a strong mix of reputable tenants,
including daycare services, food
establishments, a nail salon, and a beauty
salon “ attracting steady foot traffic and
enhancing business synergy. Available
Units:2,700 sq. ft. & 3,200 sq. ft. Option to
combine both units (totaling 5,900 sq. ft.) “
ideal for a banquet hall, fine dining restaurant,
or other large-format business concepts. High
visibility and exposure from the main road “
excellent signage potential Generous outdoor
patio area “ perfect for restaurant seating or
customer engagement Abundant on-site
parking with no limitations. Flexible zoning “
café, Barber shop, Hookah Shop



Built in 1980

Essential Information

MLS® #	E4452770
Lease Rate	\$25

Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Retail
Status	Active

Community Information

Address	4 Blackfoot Road
Area	Sherwood Park
Subdivision	Broadmoor Centre
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4P4

Exterior

Exterior	Concrete, Steel Frame, Stone
Construction	Concrete, Steel Frame, Stone

Additional Information

Date Listed	August 13th, 2025
Days on Market	50
Zoning	Zone 25

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Listing information last updated on October 2nd, 2025 at 3:47pm MDT