

# \$0 - 4 Blackfoot Road, Sherwood Park

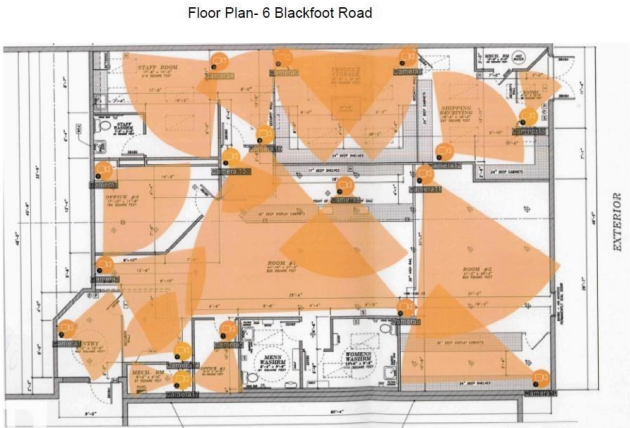
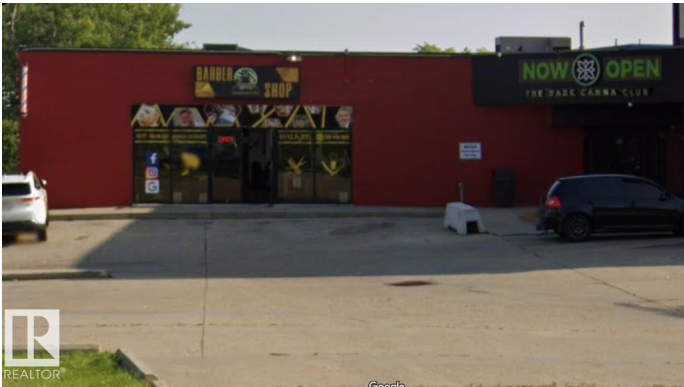
MLS® #E4452770

\$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 |
| 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 | 10                |
| Zoning         | Zone 25           |

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Listing information last updated on August 22nd, 2025 at 10:32pm MDT