

SHOPPES AT HILLSHIRE

667 Wye Road, Sherwood Park, AB

MaxWell
Commercial



FOR LEASE

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SHOPPES AT HILLSHIRE

LOCATION HIGHLIGHTS

- Prime exposure on Wye Road corridor
22,113 vehicles/day on Wye Road
- Signalized access at Range Rd 231
- Minutes to Baseline Rd and Hwy 21

PROPERTY ADVANTAGES

- Modern mixed-use commercial hub
- Sizes from 1,006 to 1,650 sq. ft.
- Lease rates starting at \$30.00 PSF(Second floor), \$35.00(Main floor)
- Join Pharmasave, Starbucks, Shell and more

TRANSPORTATION LINKS

- Frontage on Wye Road corridor
- Easy access to Hwy16 & Hwy21 Quick route to Sherwood Dr
- Strong commuter traffic daily

SURROUNDING DEMOGRAPHICS

- Located in Hillshire, SherwoodPark
- 71,536 people within 5 km
- Avg household income \$195K+ Fast-growing family community Strong daytime & local demand

BUILT-IN CUSTOMER BASE

THE ONLY RETAIL CENTRE ON THE SOUTH SIDE OF WYE ROAD SERVING HILLSHIRE'S APPROXIMATELY 150-ACRE RESIDENTIAL DEVELOPMENT BY SALVI AND CANTIRO. AN ADDITIONAL 84-UNIT, FOUR-STOREY RESIDENTIAL BUILDING IS CURRENTLY UNDER DEVELOPMENT NEXT DOOR.



PROPERTY



HOUSEHOLD INCOME & EMPLOYMENT

Median household income	\$168,000
Average household income	\$195,000
Unemployment rate	4.8%



POPULATION

Total population	6,192
Population density	2,950 people/km ²
Median age	39.2 years

WWW.ROMISARNA.CA

AERIAL MAP



WWW.ROMISARNA.CA

PROPERTY DETAILS



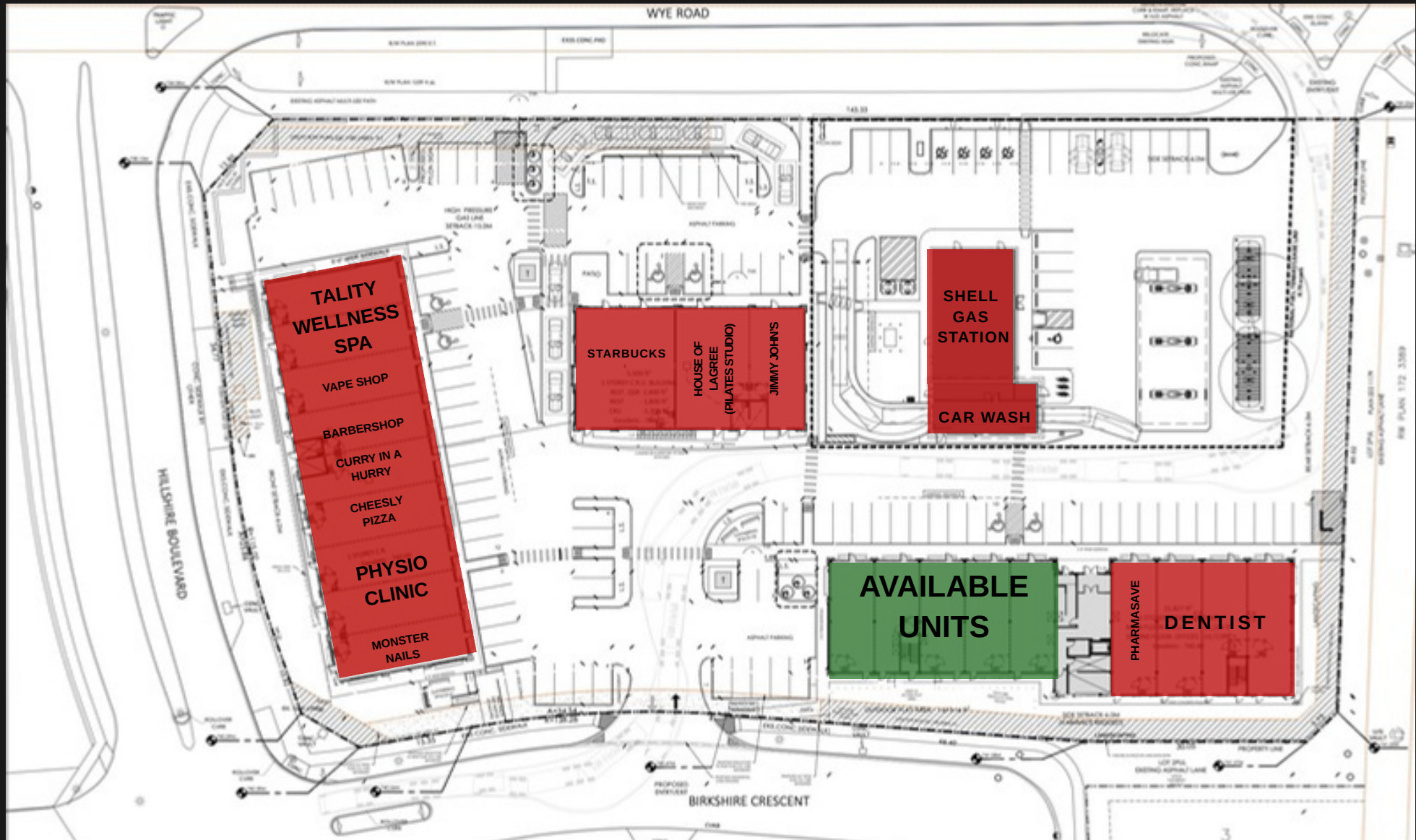
PROPERTY & TRANSACTION INFORMATION

Transaction Type	For Lease
Address	661 Wye Road, Sherwood Park, AB
Legal Address	Plan 2320295 Block 3 Lot 1
Lease Rate	Starting at \$35.00 PSF(Main Floor) \$30.00 PSF (Second Floor)
Zoning	C1 Community Commercial

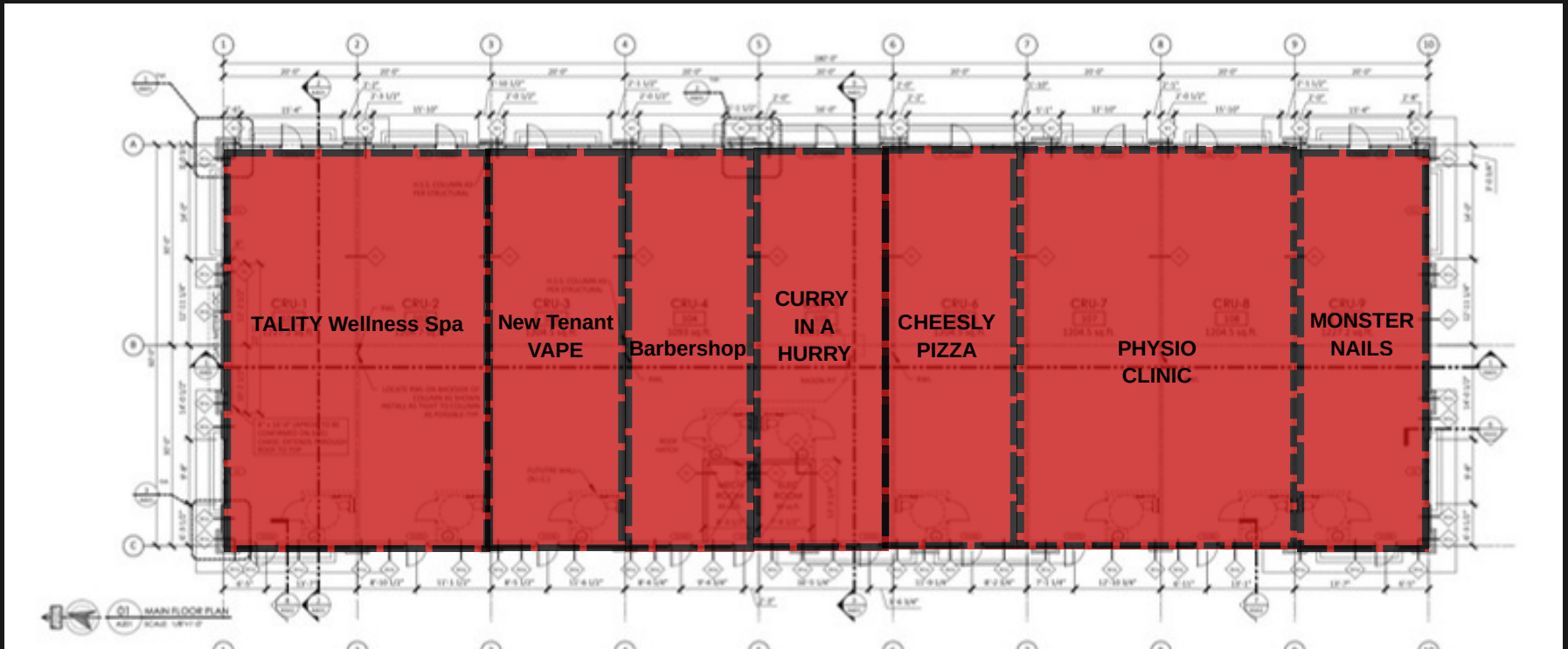
PROPERTY PHOTOS



OVERALL SITE PLAN



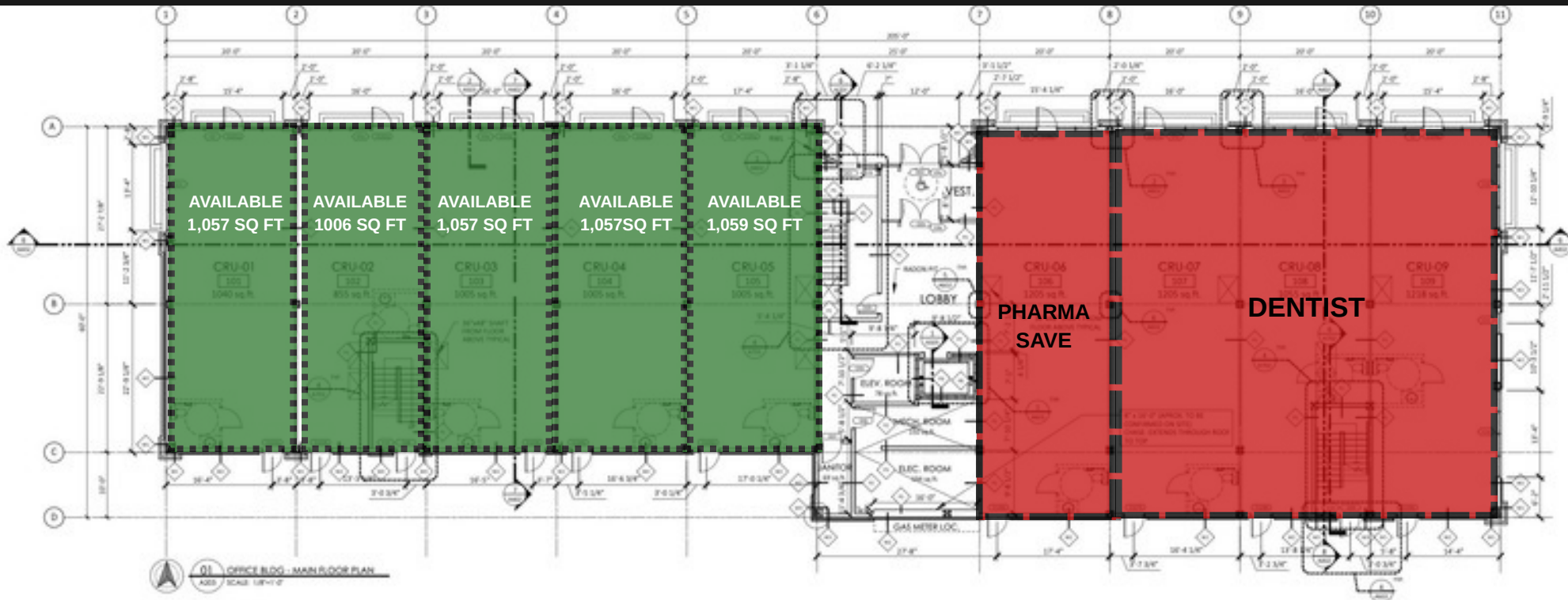
FLOOR PLAN



- LEASED
- AVAILABLE

MAIN FLOOR PLAN

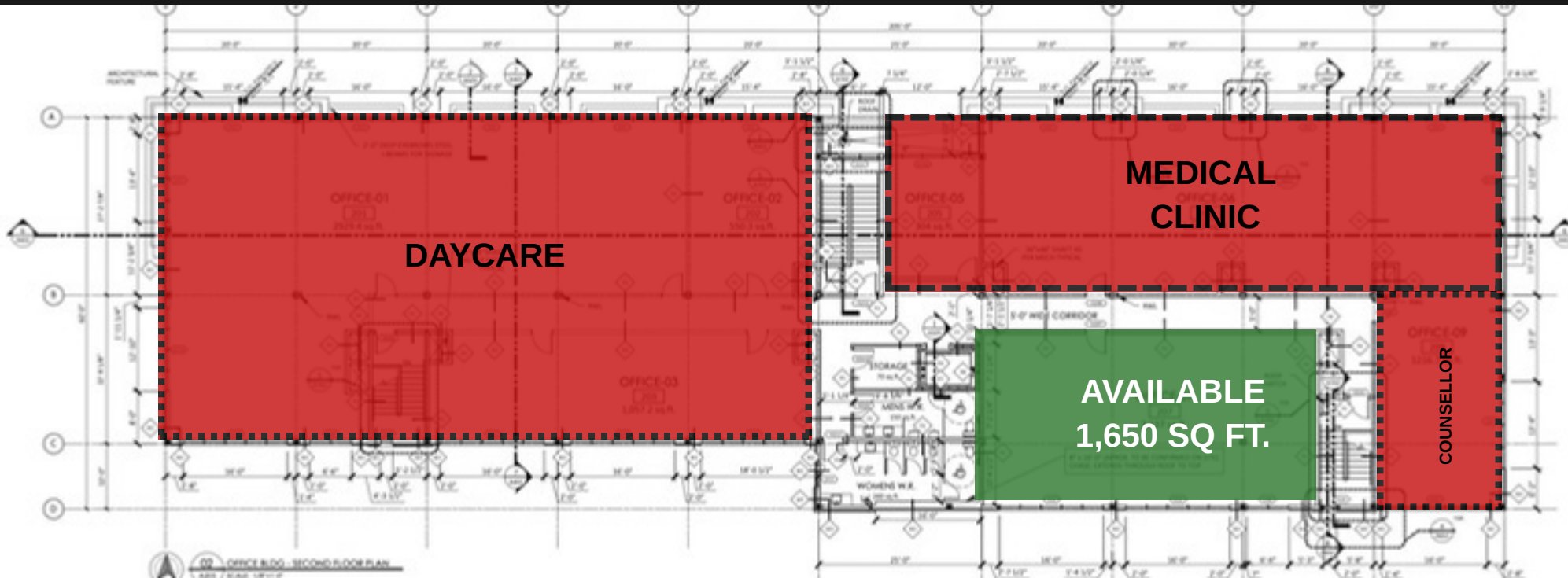
FLOOR PLAN



- LEASED
- AVAILABLE

OFFICE BLDG MAIN FLOOR PLAN

FLOOR PLAN



LEASED



AVAILABLE

OFFICE BUILDING SECOND FLOOR PLAN

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