

FOR LEASE

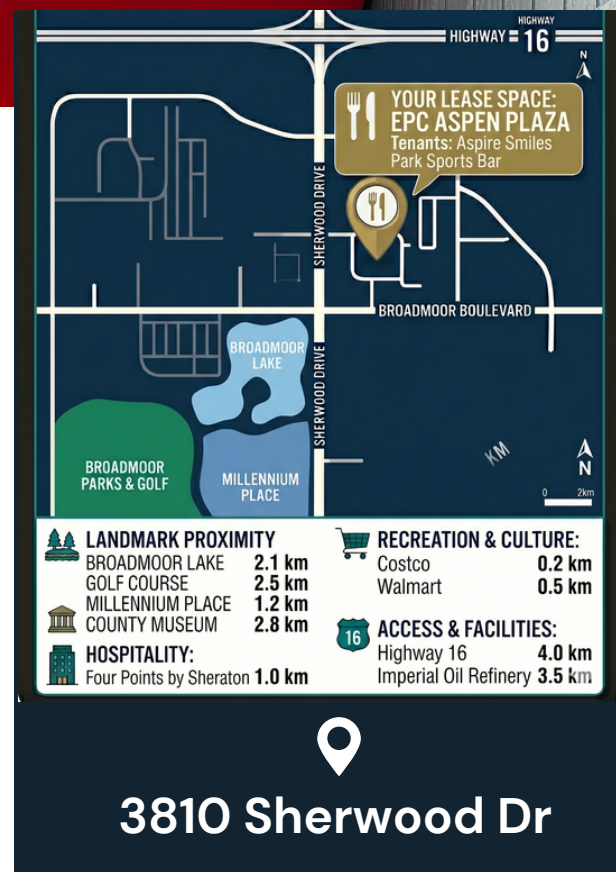


EPC
ASPEN PLAZA

EPCCAPITAL.CA

\$75,000 FULLY FIXTURED BAR & RESTAURANT SPACE FOR LEASE

- Prime Corner Location
- Bustling intersection of Lakeland Drive and Sherwood Drive.
- Situated inside a sought-after, premium commercial and retail hub.
- Heavy daily commuter and retail traffic.



40,113
POPULATION



24,500
EMPLOYEES



1,850
BUSINESSES



\$1.2B
TOTAL CONSUMER
SPENDING



\$158,565
AVERAGE
HOUSEHOLD INCOME



26,818 VPD
SHERWOOD DR
SOUTH OF
LAKELAND DR

DEMOGRAPHICS WITHIN 3KM RADIUS



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LEGAL ADDRESS	Plan 1722464 Block 16
SIZE AVAILABLE	3,154 sq.ft.±
ZONING	DC2
AVAILABLE	IMMEDIATELY
YEAR BUILT	2017
PARKING	309 surface parking stalls
LEASE RATE	\$29 PSF
OPERATING COSTS	\$13.34/sq.ft./annum (2025) Includes property taxes, building insurance, common area maintenance and management fees

