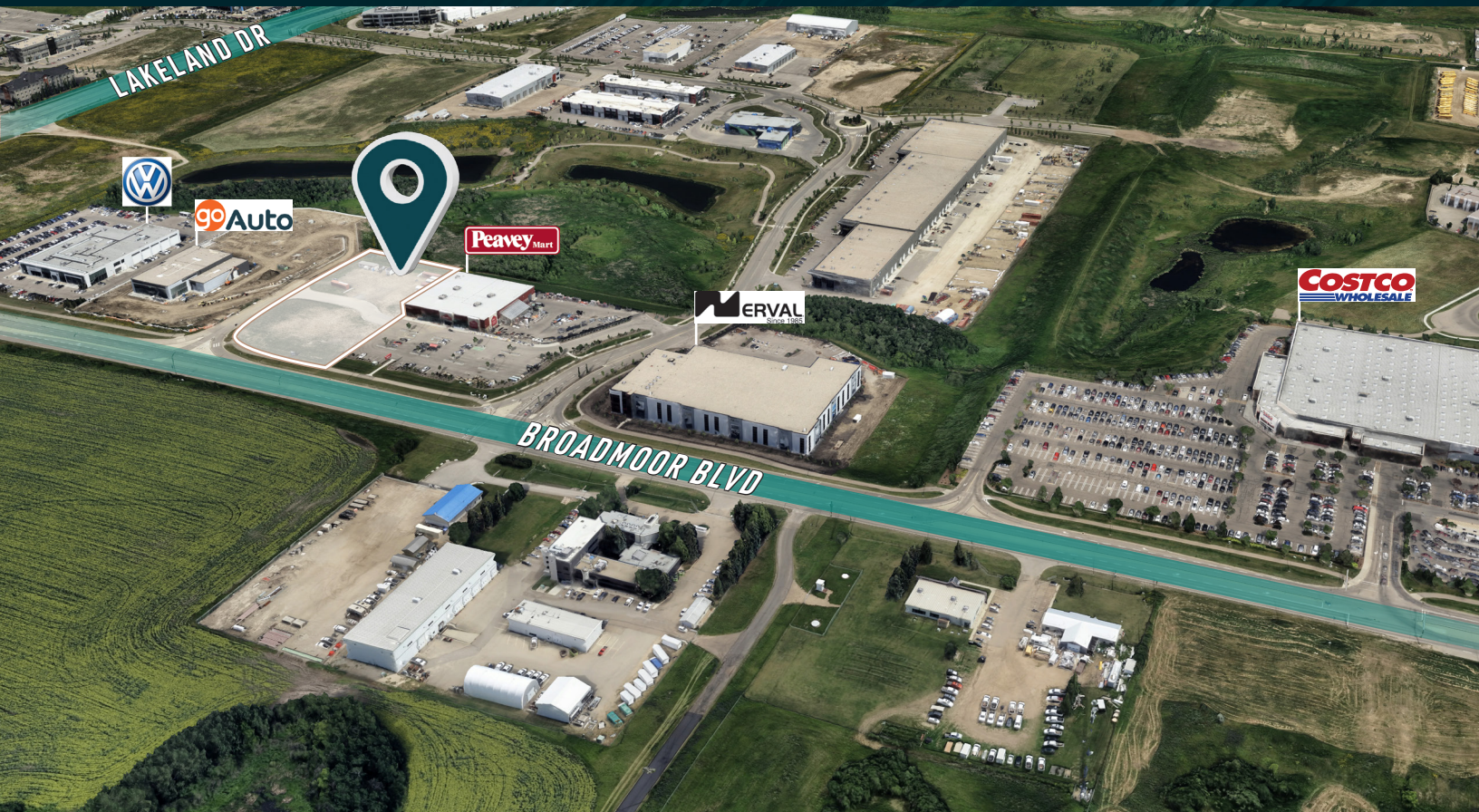


| BROADMOOR COMMERCIAL LAND |

2325 BROADMOOR BOULEVARD | SHERWOOD PARK | AB
LAND FOR SALE



2.72 ACRES OF COMMERCIAL LAND

- High profile land parcel, adjacent to Peavey Mart
- Strategically situated along Broadmoor Boulevard, between Yellowhead Trail (Hwy 16) and Baseline Road
- Easy access & egress
- C2 zoning - ideal for quick service food, gas bar, vehicle sales & service, convenience store and general retail
- Built-to-suit and lease options also available.

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GABRIEL LORIEAU
Partner
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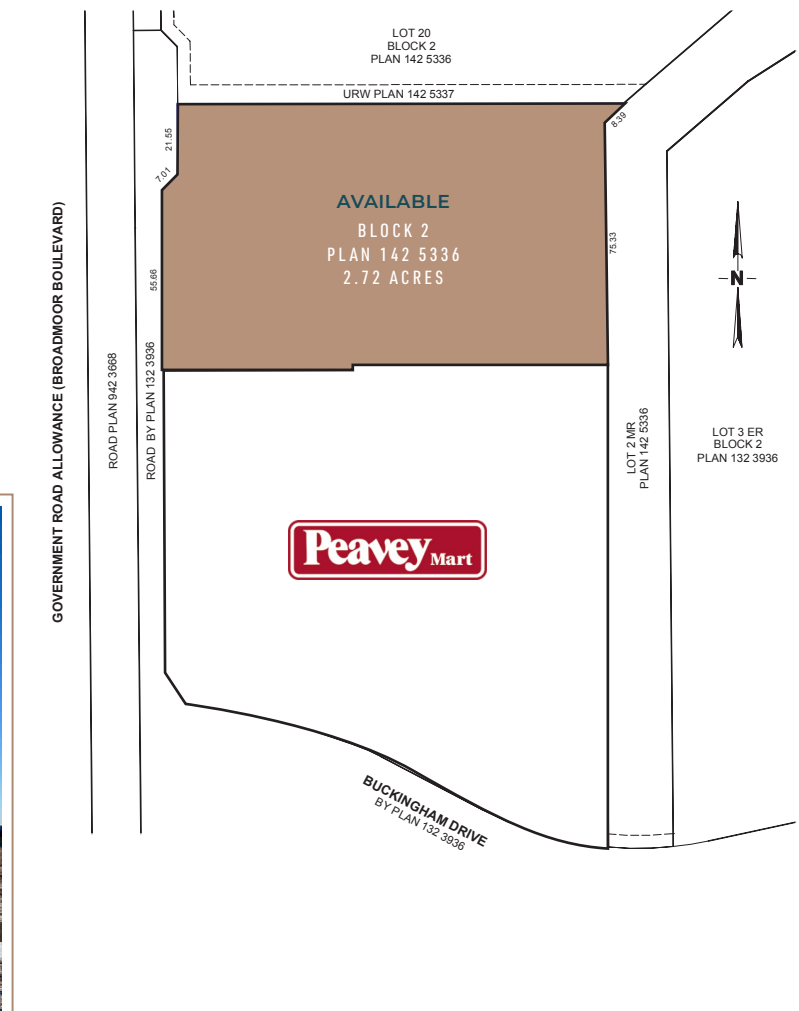
| 780.540.5320

OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

Omada
COMMERCIAL

PROPERTY FEATURES

- Size 2.72 acres of land
- Municipal 2325 Broadmoor Boulevard, Sherwood Park, AB
- Zoning C2 – Arterial Commercial
- Proposed Subdivision of Lot 1; Block 2; Plan 1425336
- Pricing Call Agent to discuss



[POPULATION]

23,418 residents

28,013 daytime population

17,559 workforce population

6.2% growth (2018-2023)

[INCOME]

Average household income of \$ 138,387

58.9 % of households earn more than \$100,000

[TRAFFIC]

26,306 Annual Average Daily Traffic Count along Broadmoor Boulevard

