I BROADMOOR COMMERCIAL LAND I

2325 BROADMOOR BOULEVARD I SHERWOOD PARK I 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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P R O P E R T Y F E A T U R E S

Size2.72 acres of landMunicipal2325 Broadmoor Boulevard,
Sherwood Park, ABZoningC2 - Arterial CommercialProposed Subdivision of Lot 1; Block 2; Plan 1425336PricingCall 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

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