

| 2.72 ACRES |

LAND FOR SALE



BROADMOOR COMMERCIAL LAND

2325 Broadmoor Boulevard, Sherwood Park, AB

- **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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PROPERTY FEATURES

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

DEMOGRAPHICS

32,260

DAYTIME POPULATION

26,368 residents
17,559 workforce population
12.6% growth (2024-2029)

\$140,560

AVERAGE HOUSEHOLD INCOME

56.4% earn \$100,000+

26,597

TRAFFIC

Annual Average Daily Traffic
Count along Broadmoor
Boulevard



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