



Premier Way

Buckingham Drive

12,103 VPD (2023)

Parcel 2

Pending

Lakeland Drive

Broadmoor Blvd

Petroleum Way

23,918 VPD (2023)

For Sale

BROADMOOR LANDS

Broadmoor Boulevard & Lakeland Drive, Sherwood Park, AB

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LOCATION OVERVIEW

Sherwood Park

A Vibrant Community in the Heart of Alberta

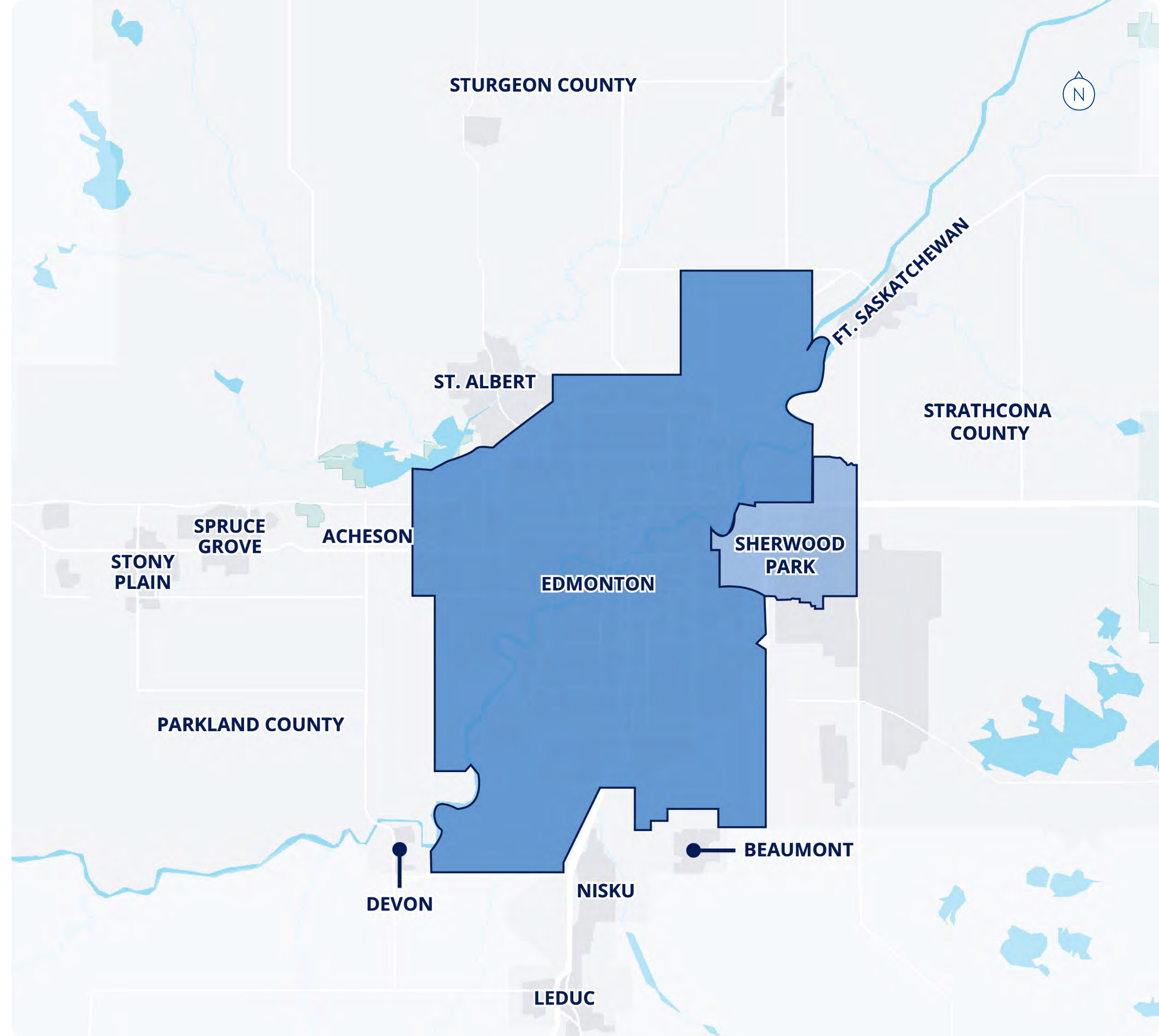
Sherwood Park, a large hamlet within Strathcona County, is a dynamic urban center situated in the heart of Alberta. Sherwood Park functions as a single municipality and is a prominent leader in North America's petroleum industry. It also boasts a diverse agricultural sector, contributing significantly to the region's economy. Sherwood Park is a hub for agriculture, agrifood, hydrogen and petrochemicals, technical services, construction, transportation, and manufacturing.

Investment in Infrastructure and Quality of Life

Sherwood Park places a high priority on investing in infrastructure and providing high-quality services. Sherwood Park offers a wide range of cultural and recreational programs and facilities, enhancing the quality of life for its residents. These amenities make Sherwood Park a "community of choice" for those seeking the benefits of living in a smaller, well-serviced community.

Population and Growth

Over two-thirds of Strathcona County's residents live in Sherwood Park, reflecting its role as the region's primary urban center. The past two decades have seen tremendous growth in the hamlet, supported by robust housing and retail development. This growth has transformed Sherwood Park into a thriving and attractive place to live.



THE OPPORTUNITY

With a total land area of 12.78 acres, this opportunity is located in the northwest area of Sherwood Park, Alberta.

The parcels are in close proximity to Anthony Henday Drive and have great corner exposure in a growing commercial park that provides a full suite of retail amenities to the area, including Costco Wholesale.

	Parcel 1	Parcel 2
Alberta Township	NW3-53-23-W4	
Legal Address	Plan 1425336 Block 2 Lot 7	Plan 1425336 Block 2 Lot 18
Area	8.71 acres	4.07 acres
Zoning	C2 - Arterial Commercial	
Sale Price	Please Contact Agent for Details	

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DEMOGRAPHICS

Population (2024)	Est. Population Growth (2022 - 2027)	Median HH Income (2023)	Average Age (2022)
75,575	4.6%	\$151,140	42

AMENITY MAP



ANTHONY HENDAY DRIVE

HWY 216



Parcel 2

Pending



MILLENNIUM RIDGE RETAIL CENTRE

12,103 VPD (2023)

23,918 VPD (2023)

Lakeland Drive

Buckingham Drive

Broadmoor Blvd

Premier Way

ZONING OVERVIEW

PERMITTED USES:

- Animal grooming and day care facility
- Business support service
- Care centre (major/minor/intermediate)
- Convenience Vehicle rental
- Custom workshops
- Emergency service
- Entertainment, spectator
- Financial service
- Fleet service
- Food service (drive-in/restaurant/specialty)
- Funeral service
- Gas bar
- Government service
- Greenhouse and plant nursery
- Health service, minor
- Hotel
- Household repair service
- Landscaping sales and service
- Library and exhibit
- Motel
- Neighbourhood pub
- Nightclub
- Office
- Personal service establishment
- Recreation, indoor
- Recycling drop-off
- Religious assembly, minor
- Retail (alcohol/convenience/general)
- Service station (major/minor)
- Utility Service, minor
- Vehicle repair (major/minor)
- Vehicle sale/rental
- Veterinary service, minor
- Warehouse sale

DISCRETIONARY USES:

- Amusement Centre
- Commercial storage
- Contractor service, limited
- Drive-through Vehicle service
- Education (public/private)
- Flea market
- Parking, non-accessory
- Private club
- Retail, second-hand
- Truck and Manufactured home sale/rental
- WECS, small



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