

81 Broadway

81 BROADWAY BLVD, SHERWOOD PARK

4.5 AC± PRIME DEVELOPMENT LAND

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAICommercial

Property Highlights

-  4.51 acre commercial development anchored by national names within direct vicinity
-  Medical, retail, office development opportunity
-  Access from Sherwood Park Freeway, Baseline Road, Yellowhead Highway
-  An opportunity to develop near Costco, Save On Foods, Boston Pizza, Starbucks and Rexall

Additional Information

SIZE	4.51 acres±
LEGAL DESCRIPTION	Plan 0023658 Block 204 Lot 1B and Plan 0722260 Block 204 Lot 3
ZONING	C5 - Service Commercial
AVAILABLE	Immediately
PROPERTY TAXES (2023)	Lot 1B: \$32,717.62 Lot 3: \$5,466.74 Total: \$38,184.36
SALE PRICE	\$3,500,000

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