



FOR SALE

BUCKINGHAM DRIVE COMMERCIAL LAND

8.24 Acres

C5 Zoned Commercial/Industrial Land

Buckingham Drive,
Sherwood Park, AB

Andy Horvath

Partner

780 908 3353

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Nicole Stewart, Unlicensed

Team Coordinator

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Cushman & Wakefield Edmonton

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YELLOWHEAD HIGHWAY

BROADMOOR BLVD

ANTHONY HENDAY DRIVE

LAKELAND DRIVE

BUCKINGHAM DRIVE

BASELINE ROAD

THE OPPORTUNITY



Excellent access to Buckingham Drive, Lakeland Drive and Broadmoor Boulevard, with close proximity to Baseline Road, Yellowhead Highway and Anthony Henday Drive

Zoning: C5 - Commercial

Legal: Plan 1425336, Block 2, Lot 16

Site Size: 8.24 Acres

SALE PRICE: MARKET

TAXES: \$73,112 (2025 ESTIMATED)



1,643
POPULATION
Within 1 KM



\$107,789
AVG. INCOME
Within 1 KM



805
HOUSEHOLDS
Within 1 KM

30,434
POPULATION
Within 3 KM

\$151,973
AVG. INCOME
Within 3 KM

311,090
HOUSEHOLDS
Within 3 KM

72,627
POPULATION
Within 5 KM

\$159,162
AVG. INCOME
Within 5 KM

25,956
HOUSEHOLDS
Within 5 KM



**CUSHMAN &
WAKEFIELD**
Edmonton

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