

FOR SALE

RARE SMALL PARCEL WITHIN SHERWOOD PARK

81 Broadway Boulevard, Sherwood Park, AB



HIGHLIGHTS

- A portion of 81 Broadway Boulevard
- 1.22 ± acres facing Broadview Drive
- High visibility
- Easy access to Baseline Road, Anthony Henday, and Yellowhead Trail
- Bare land
- Subdivision in progress

CONTACT

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Senior Associate

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REALTY™**

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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PROPERTY DETAILS

MUNICIPAL ADDRESS	TBD - Facing Broadview Drive north of Broadway Boulevard
LEGAL DESCRIPTION	Portion of Plan 002 3658 Block 204, Lot 1B (1.22 acres ±)
TYPE OF SPACE	Bare land
ZONING	C5 - Service Commerical
SUBDIVISION IN PROGRESS	Expected completion by April 2025. Services in the ditches on Broadway Boulevard

FINANCIALS

SALE PRICE	\$1,125,000.000
PROPERTY TAXES	TBD

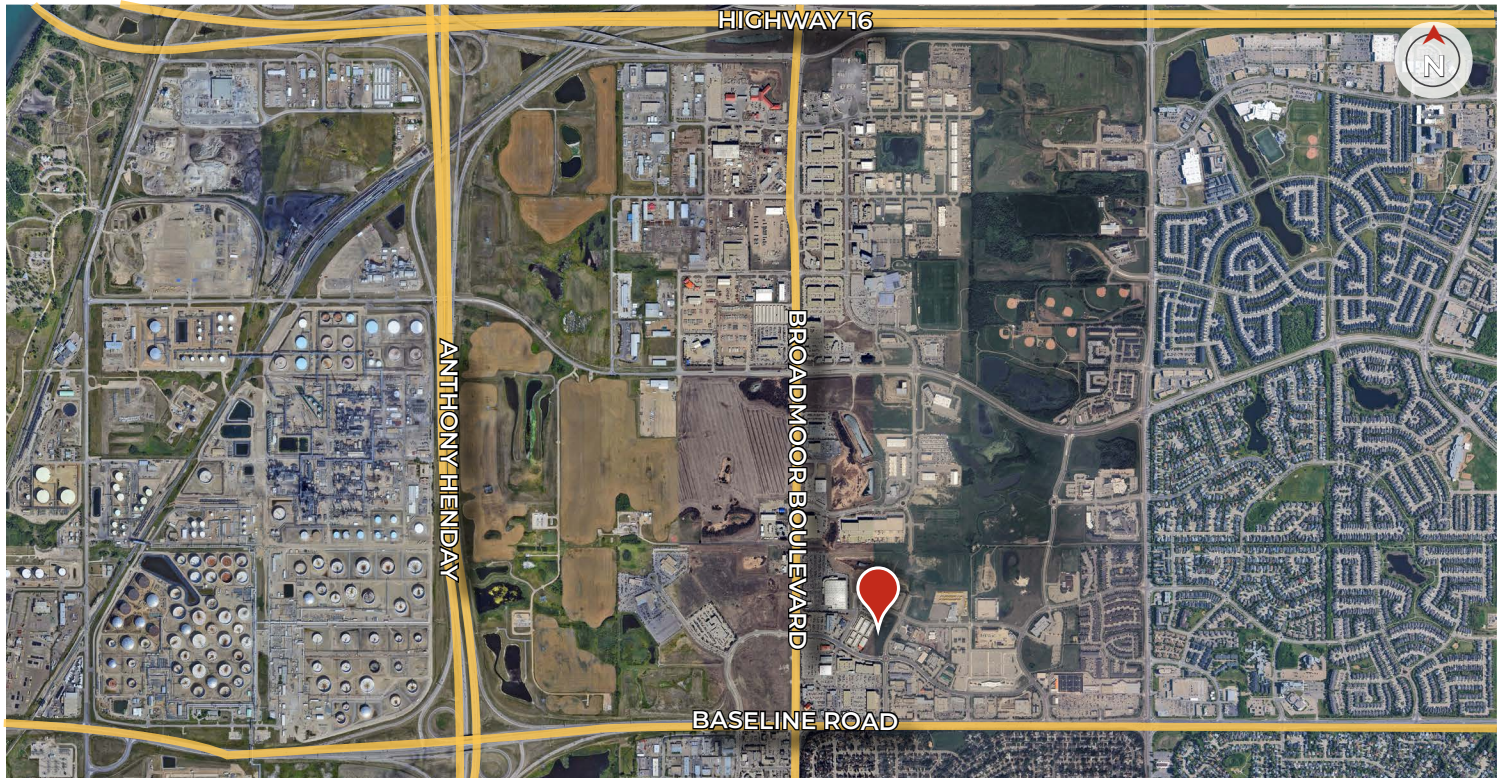


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REGIONAL MAP



LOCAL MAP



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

MARCUS SCHWABE, Senior Associate, BSc. BEd.



Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the Costar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 55 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 38 years have three children, three grandchildren and a dog.



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