



**Chohan**  
Group of Companies



FOR SALE

# BUCKINGHAM DRIVE COMMERCIAL LAND

**8.24 Acres**

C5 Zoned Commercial/Industrial Land

Buckingham Drive,  
Sherwood Park, AB

**Andy Horvath**

Partner

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**Keith Boer**

Associate

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**Nicole Stewart, Unlicensed**

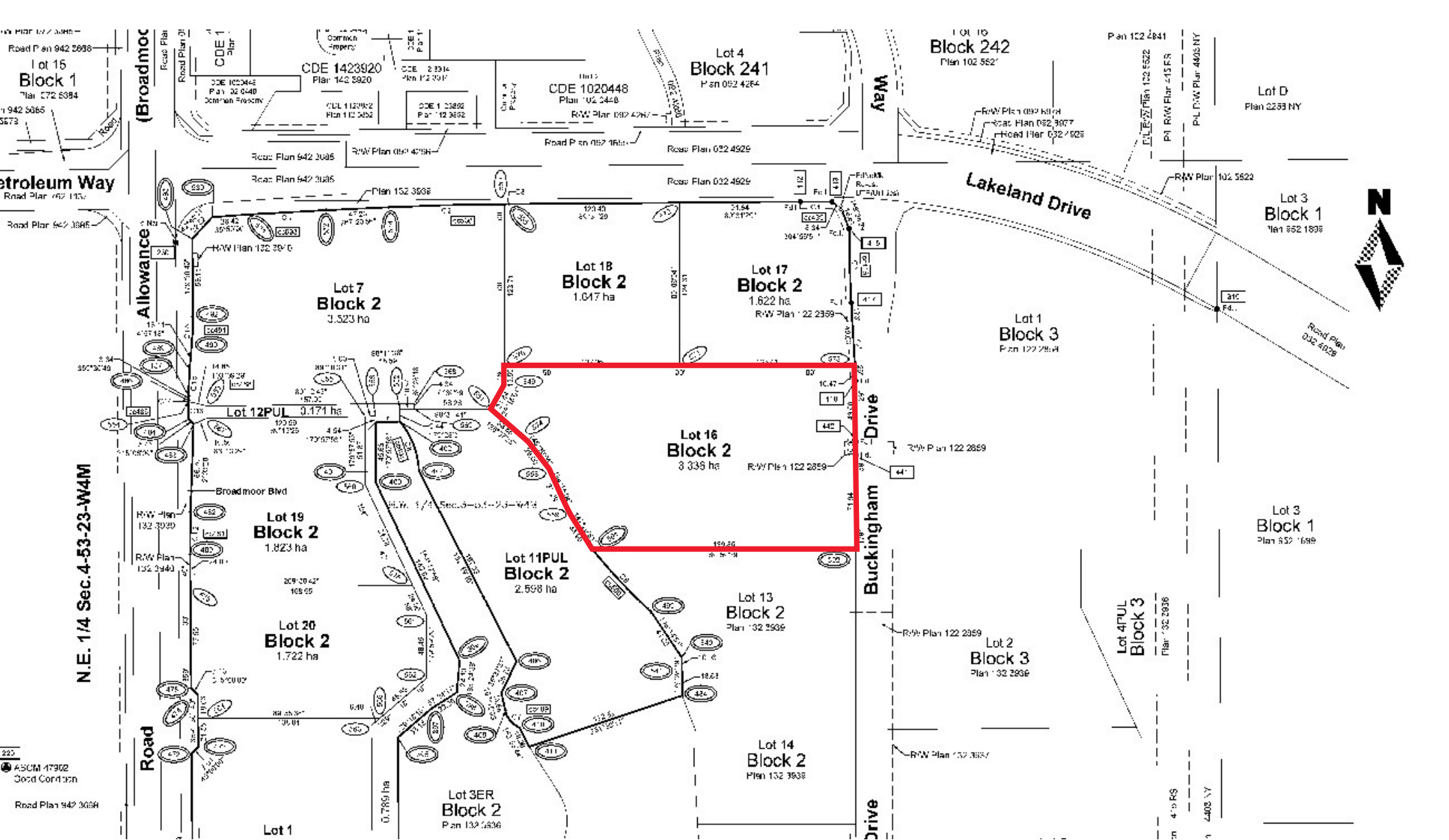
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# SURVEY PLAN



# 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: \$900,000 PER ACRE**

**TAXES: \$111,738.61 (2026 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*



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