

# **\$1,795,000 - 110 120 Pembina Road, Sherwood Park**

MLS® #E4446067

**\$1,795,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Sherwood Business Park, Sherwood Park, AB

Incredible Business Condo Opportunity in NW Sherwood Park!! Premium Interior Development with rear warehouse bays 22 feet high inside and two large overhead doors (14X16), multiple offices, bullpen area, meeting rooms, reception area, upper mezzanine office area and meeting areas. Currently rented month-to-month by long term tenant. There is complete FLEXIBILITY here for any business ... an EXCELLENT OPPORTUNITY FOR INVESTOR or OWNER / USER. Easily demisable as needed, for maximum business value!! Retail, Office, Professional, Services, Light Industrial, Manufacturing, Services, Trades, Contractors, Consulting....OWN IT, USE IT or LEASE IT OUT - Allow this property to make you money. Prime Location in NW Sherwood Park, close to the Yellowhead and Anthony Henday, high traffic area, lots of parking, easy access to and from anywhere.

Built in 2011

## **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | E4446067    |
| Price      | \$1,795,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2011        |



|        |        |
|--------|--------|
| Type   | Office |
| Status | Active |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 110 120 Pembina Road   |
| Area        | Sherwood Park          |
| Subdivision | Sherwood Business Park |
| City        | Sherwood Park          |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8H 3I8                |

### Exterior

|              |                   |
|--------------|-------------------|
| Exterior     | Concrete, Precast |
| Construction | Concrete, Precast |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 25        |

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Listing information last updated on July 15th, 2025 at 11:47pm MDT