

# **\$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	13
Zoning	Zone 25

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Listing information last updated on July 17th, 2025 at 4:18pm MDT