\$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 121

Zoning Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 1st, 2025 at 11:47pm MDT