

\$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	107
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 October 19th, 2025 at 1:17am MDT