

## \$449,900 - 9022 20 Street, Sherwood Park

MLS® #E4455645

**\$449,900**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

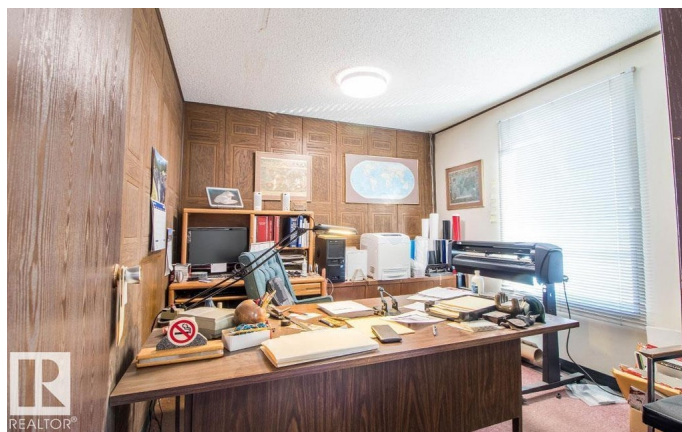
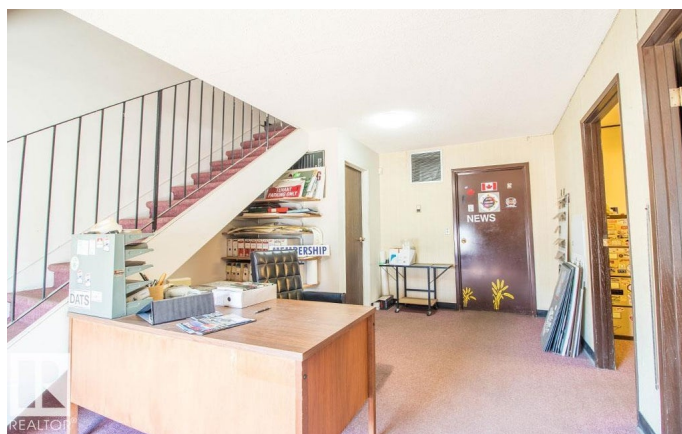
Sherwood Industrial Estates, Sherwood Park,  
AB

Located in the heart of the Sherwood Industrial Estates, here's an industrial bay Condo with 3750 sq ft (1250 sq ft being mezzanine) with an established Printing Business since 1964! Step inside and you will find a front reception area with 2 offices and a 2 piece bath. The main bay area is a great work space with ample room to work in with a washing station and exposing room. Upstairs you will find 2 additional offices, 2 dark rooms, and further bay area. There is a 20' high loading bay with 14' overhead door. An entrepreneurs turn key dream, this business focused on sign making, screen printing and off set printing - all the equipment and supplies will stay for instant start up. This is a favorable location close to both Edmonton and Sherwood Park and is conveniently located by The Yellowhead, Whitemud and Henday.

Built in 1978

### Essential Information

|            |                        |
|------------|------------------------|
| MLS® #     | E4455645               |
| Price      | \$449,900              |
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 1978                   |
| Type       | Business with Property |



Status                      Active

**Community Information**

Address                    9022 20 Street  
Area                        Sherwood Park  
Subdivision               Sherwood Industrial Estates  
City                        Sherwood Park  
County                    ALBERTA  
Province                  AB  
Postal Code               T6P 1K8

**Exterior**

Exterior                   Concrete, Block  
Roof                       Tar & Gravel  
Construction              Concrete, Block

**Additional Information**

Date Listed                September 2nd, 2025  
Days on Market           47  
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 12:32am MDT