# \$1,125,000 - 152 134 Pembina Road, Sherwood Park

MLS® #E4446326

## \$1,125,000

0 Bedroom, 0.00 Bathroom, Retail on 0.00 Acres

Sherwood Business Park, Sherwood Park, AB

This is a rare and great opportunity with an excellent location in Sherwood Park. The fully developed 4564 sq. ft. space is ideally located close to Yellowhead and Henday. This space is perfect for office or retail or mixed use and makes sense for owner/operator or investor. The main floor has 7 rooms, 2 bathrooms, kitchen, storage space and second floor comes with 5 rooms, 1 bathroom including the board room option on each floor. The monthly condo fee is \$800.49. With the price per sq. ft. at \$247 per sq. ft., and the seller is willing to finish the upstairs as per their standards. The options and possibilities are endless. A must see!!!



#### **Essential Information**

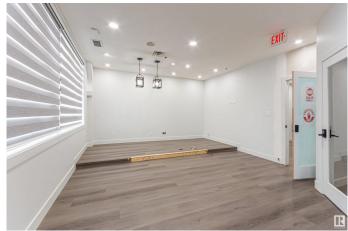
MLS® # E4446326 Price \$1,125,000

Bathrooms 0.00
Acres 0.00
Year Built 2008
Type Retail
Status Active

# **Community Information**

Address 152 134 Pembina Road







Area Sherwood Park

Subdivision Sherwood Business Park

City Sherwood Park

County ALBERTA

Province AB

Postal Code T8H 0M2

### **Exterior**

Exterior Concrete, Precast Construction Concrete, Precast

## **Additional Information**

Date Listed July 7th, 2025

Days on Market 12

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 July 19th, 2025 at 12:47am MDT