

## \$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!!!

Built in 2008

### 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	5
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 12th, 2025 at 8:02pm MDT