

Offered at
\$1,795,000

E4446067



FOR SALE

Office/Warehouse

6,354 ± sqft Business Condo

110 & 120, 120 PEMBINA ROAD

SHERWOOD PARK, ALBERTA



DANNY TCHIR, REALTOR®
101-37 Athabascan Ave, Sherwood Park, Alberta

Direct: 780-490-9373 Office: (780) 464-7700



Property Details

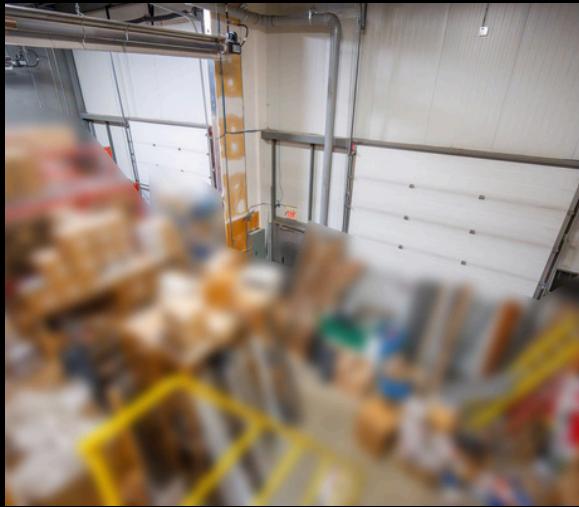
Positioned in a high-demand corridor of northwest Sherwood Park, this commercial condo offers a rare blend of warehouse functionality and professional office finishings. With over 6,000 square feet of developed space and a layout tailored to a variety of industries, this is a smart asset for owner-users or investors alike.

Property Highlights

- ✓ Offered at: \$1,795,000
- ✓ Property Type: Flex
- ✓ Year Built: 2011
- ✓ Unit Size: 6354 ft.² +/-
- ✓ Parking: 90 Shared Stalls
20 unassigned, allocated stalls
- ✓ Zoning: DC (Direct Control)



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Key Property Features

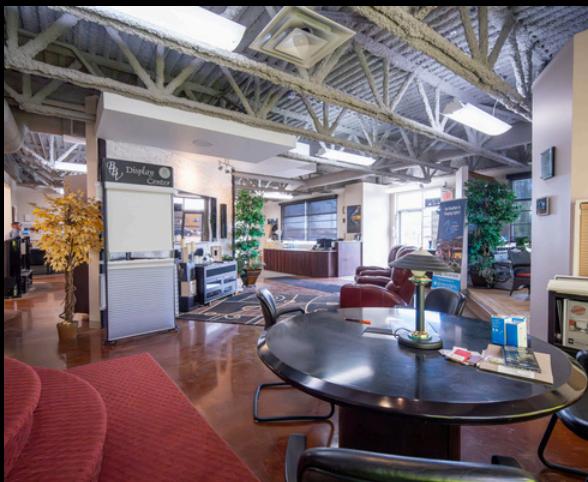
This property is built for adaptability, ready to accommodate a wide variety of commercial uses including retail, trades, logistics, professional services, consulting, and light manufacturing.

Features Include:

- ✓ Multiple private offices and meeting rooms
- ✓ Upper mezzanine with executive office space and boardroom
- ✓ Two oversized 14' x 16' rear overhead doors
- ✓ Rear warehouse bays with 22' clear ceiling height
- ✓ Versatile layout that can be easily demised for multiple businesses
- ✓ Clean, modern construction with polished interior finishes



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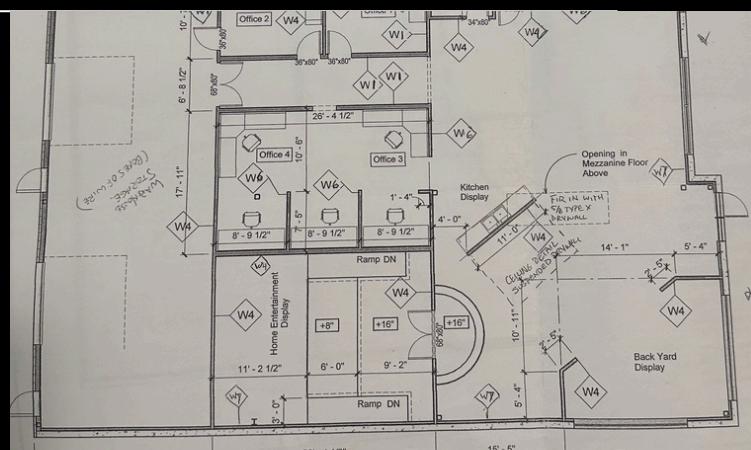


Main

Level

- ✓ Warehouse Access
- ✓ Reception Area
- ✓ Private Offices
- ✓ Main Floor Washroom
- ✓ Open Bullpen
- ✓ Meeting Rooms

Step inside to discover a thoughtfully designed main floor workspace that balances professionalism with functionality. The main level is configured to support a wide range of business operations—from administrative teams and service-based businesses to trades and light industrial use.



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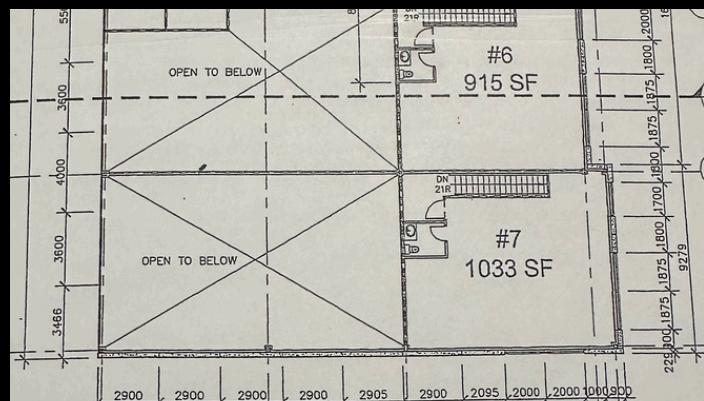
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Upper Level

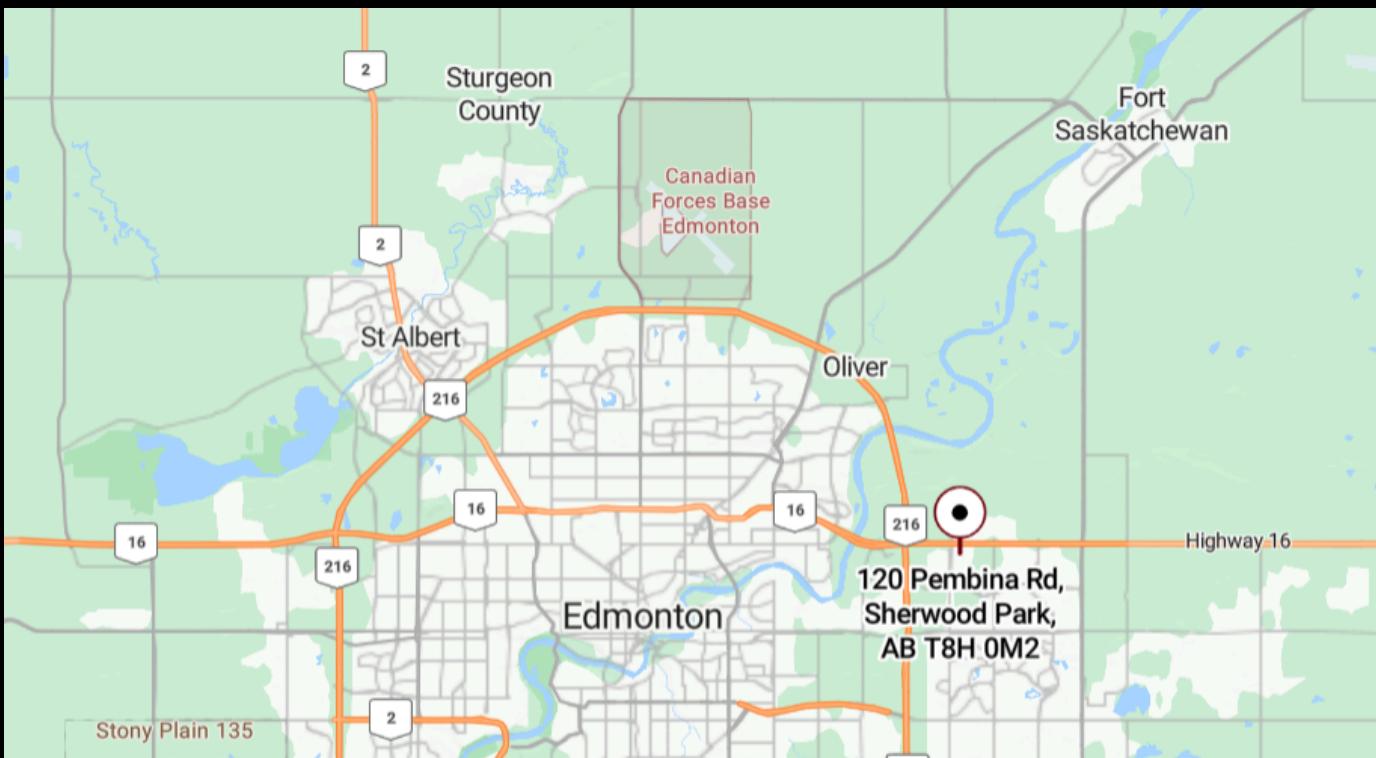
- ✓ Professional mezzanine layout
- ✓ Integrated with main level operations
- ✓ Flexible meeting / collaboration zones

The upper mezzanine adds valuable square footage and functionality, creating a dynamic extension of your workspace. Designed for versatility and privacy, this level is ideal for executive offices, administrative operations, team planning, or client-facing meetings. Oversized windows and quality construction make the space feel open and professional, while still offering the separation needed for focused work.



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Prime Location

Located in Sherwood Business Park, this property offers excellent visibility, easy access, and strong connectivity. Just minutes from Yellowhead Trail and Anthony Henday Drive, it's ideal for businesses needing convenient logistics or client access. Surrounded by established commercial and industrial services, this high-traffic area delivers both exposure and long-term value.

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