

FOR SALE

±13,500 Sq. Ft.

PRICE FURTHER REDUCED!

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



189/199 Pembina Road, Sherwood Park, AB

FREESTANDING CONDOMINIUM OFFICE/ WAREHOUSE WITH YARD

Property Highlights

- Owner/User/Investor Opportunity
- Two Condo opportunity can be sold separate or together
- 7,000 Sq. Ft of space available immediately
- 80/20 office/warehouse configuration
- Upgraded Fibre Optic Data Service
- Site is gated and fenced
- Proximity to Yellowhead Hwy, Anthony Henday, Broadmoor Blvd, and Baseline Road
- Ideally suited for uses such as Engineering firms, contractors, Surveyors, accountants, lawyers



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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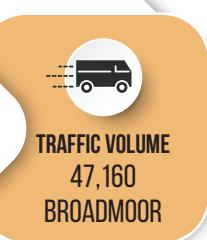
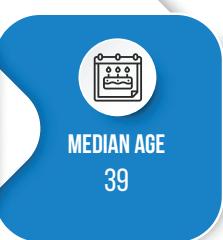
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Demographics within 5KM



INVESTMENT INFORMATION

- No deferred maintenance
- 2 long term tenants

Contact Associates for NOI information

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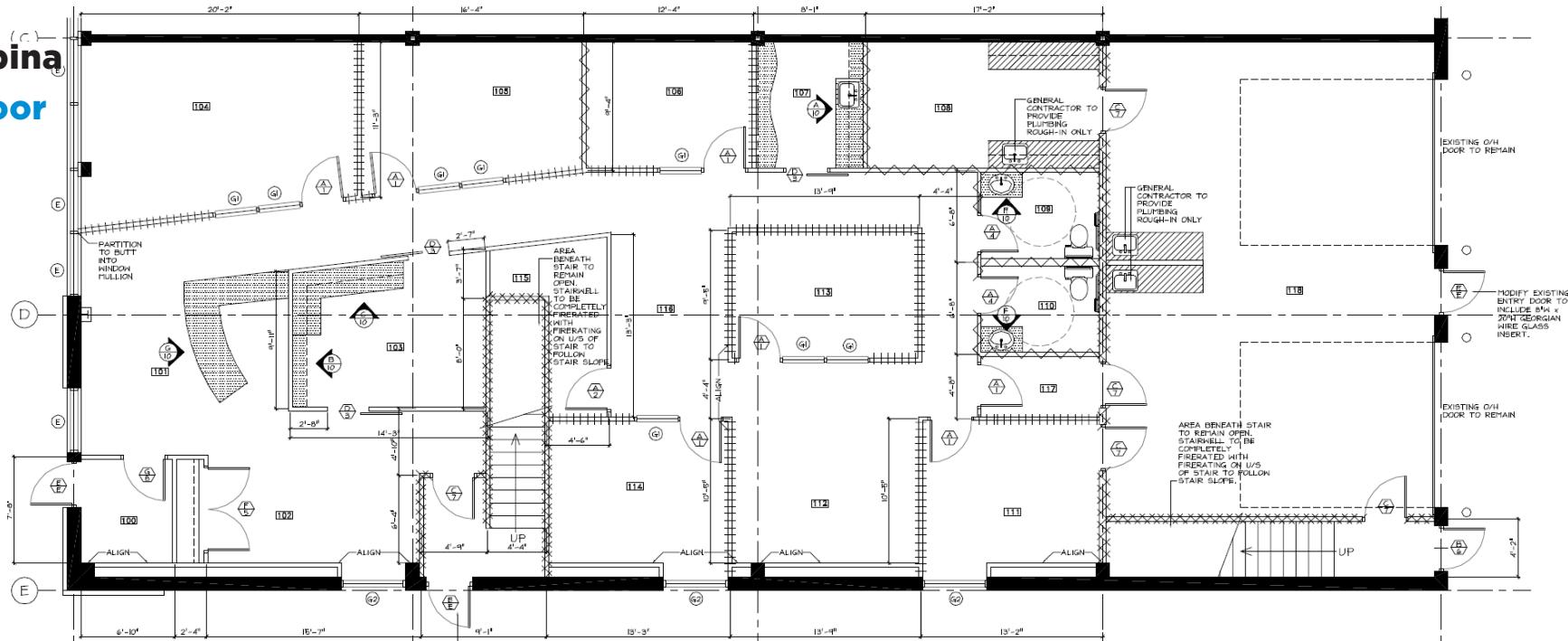
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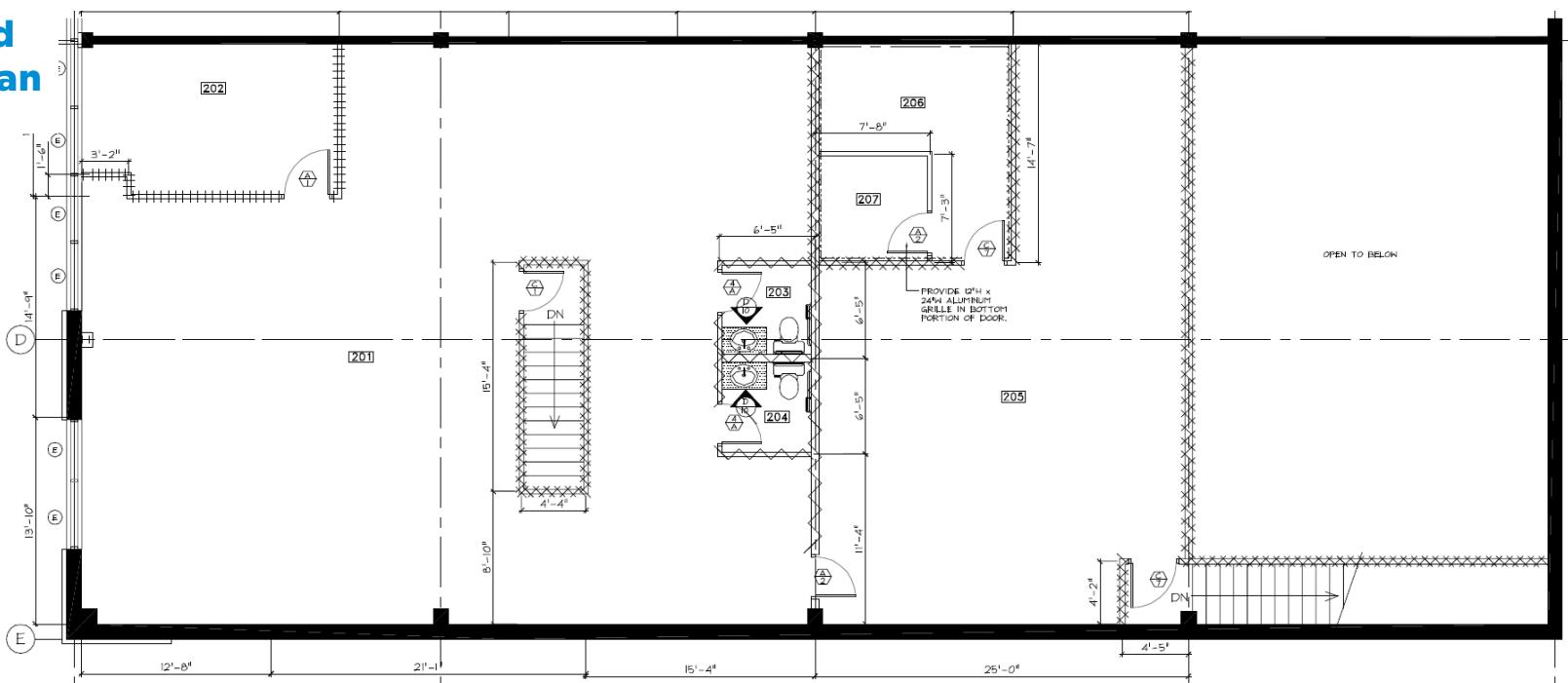
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Unit 189 Pembina

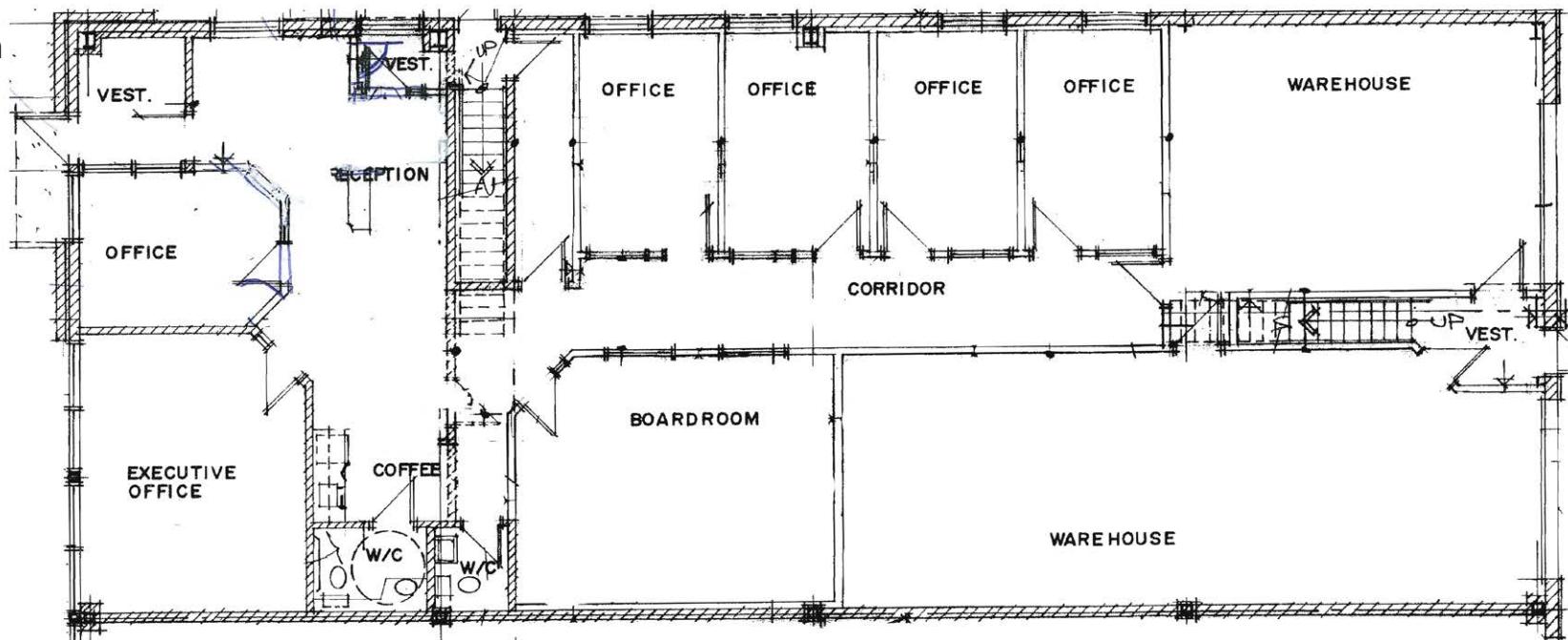
Main Floor Plan



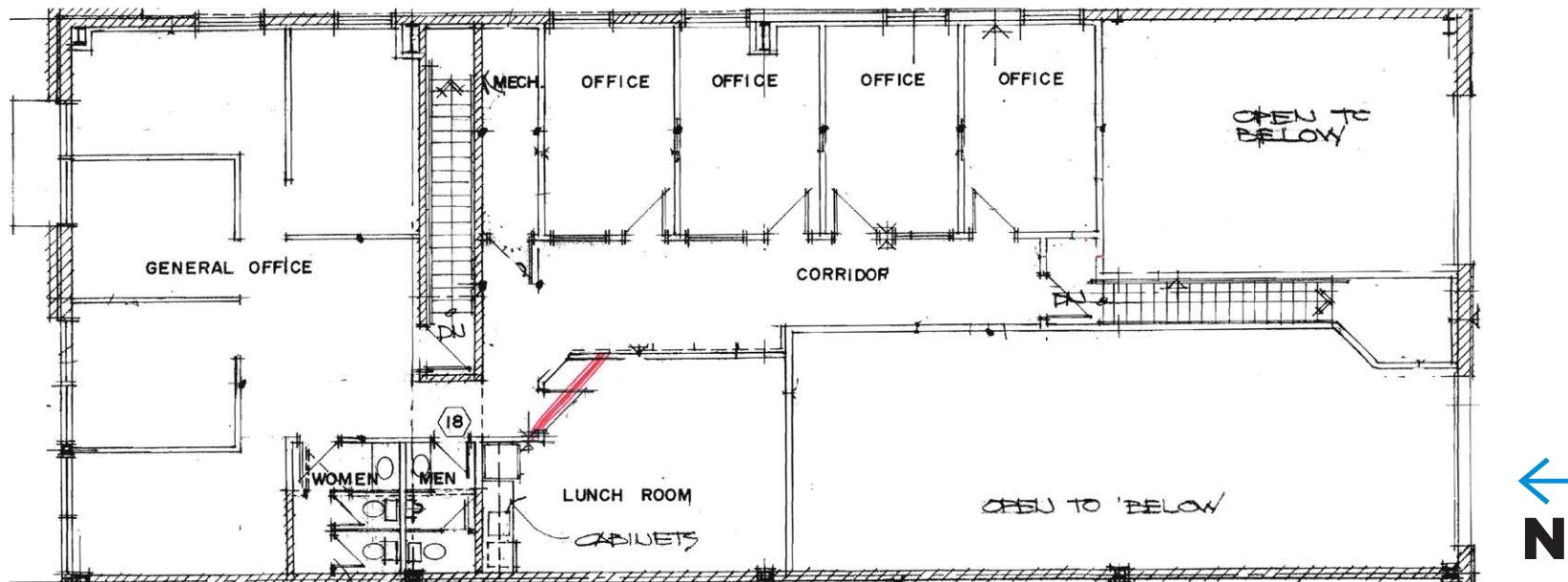
Second Floor Plan



**Unit
199 Pembina
Main Floor
Plan**



**Second
Floor Plan**



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Property Information

Municipal Address: 189/199 Pembina Rd, Sherwood Park, AB

Legal Address: Plan 0624341, Unit 1, 2

Building Size: 13,500 Sq. Ft. (+/-)

Lot Size: 0.90 Acre (+/-)

Zoning: Service Commercial (C5)

Parking: Paved in front and side of buildings

Power: 600 Amps, 120/208 Volts

Heating: Radiant tube in warehouse
Gas fired in office

Ceiling Height: 20' in warehouse

Loading: (4) 12'X 14' Grade

Possession: Immediate/negotiable

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Purchase Price: ~~\$4,150,000~~ \$3,500,000.00

Contact

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