# **SALE/LEASE** 3,452 Sq. Ft. (+/-)





### 220, 120 Pembina Road, Sherwood Park, AB

# FLEX/INDUSTRIAL CONDO

#1200, 10117 Jasper Avenue Edmonton AB T5 L1W8

### **Property Highlights**

- Improved main and second floor with offices, bathrooms and staff kitchens on each floor
- Paved parking

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• Proximity to Yellowhead, Anthony Henday and Broadmoor Blvd.

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 Zoning accommodates business support services, custom workshops, custom indoor manufacturing, Animal grooming facility, and many more



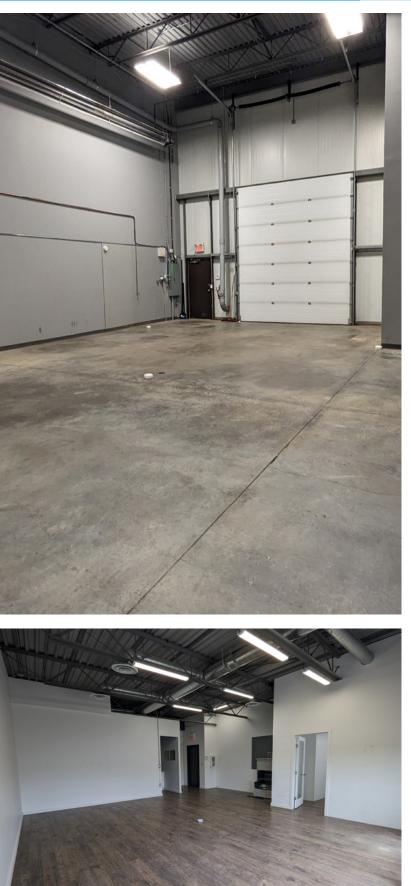
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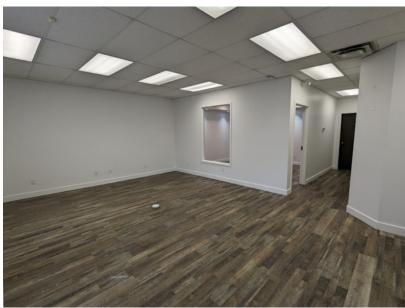
780.488.0888

## **SALE/LEASE** Flex/Industrial Condo

AND ASSOCIATES REAL ESTATE INC









## **SALE/LEASE** Flex/Industrial Condo

### **Property Information**

Municipal Address:	220, 120 Pembina Road, Sherwood Park AB
Legal Address:	Plan 1025984, Block 13
Building Size:	2,577 Sq. Ft. (+/-) Mezzanine 875 Sq. Ft. (+/-) TBC <b>Total</b> 3,452 Sq. Ft. (+/-)
Zoning:	DC48 <u>Click for more information</u>
Parking:	Fully Paved Site
Drainage:	Floor Drain
Power:	250 Amps 120 Volts TBC
Ceiling Height:	24' 4" to deck 22'5" under truss
Loading:	12'X 14' Grade
Year Built:	2010
Possession:	Immediate

#### Contact

Derek Shybunka Associate Cell: 587.566.3602 Direct: 780.784.0442 derek@lizotterealestate.com

Jesse Hesse Licensed Assistant Cell: 780.307.6841 Direct: 780.784.9586 jesse@lizotterealestate.com

Pembina Rd

#### **\$\$\$**

Purchase Price: \$960,000.00 \$928,000.00

Lease Rate: \$15.00/Sq. Ft.

**OP Costs:** \$5.50 (est.)



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