

FOR SALE

FULLY DEVELOPED OFFICE CONDO

4,698 SF±

NAI Commercial



144 PEMBINA ROAD | SHERWOOD PARK, AB | OFFICE CONDO

PROPERTY HIGHLIGHTS

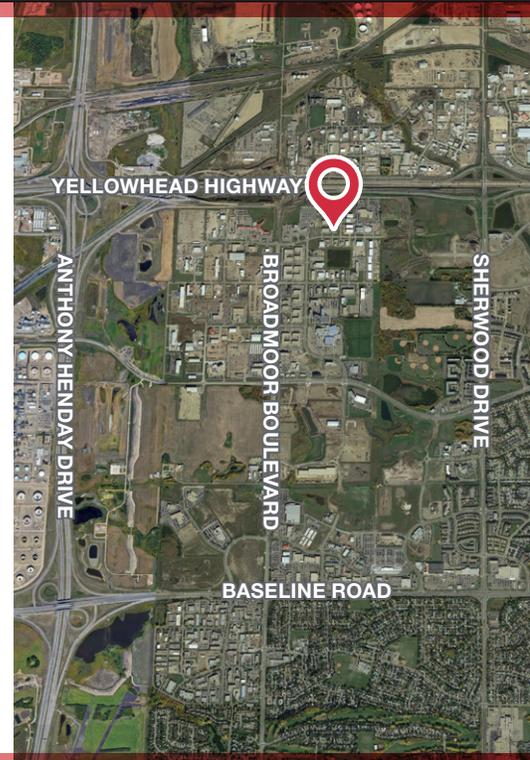
-  **Fully Developed Unit:** Totalling 4,698 sq.ft.± over main and second floor
-  **Strategic Location:** Property is in a conveniently located area with easy access to major transportation routes (Broadmoor Blvd, Yellowhead Hwy, and Anthony Henday Drive)
-  **Versatile Functionality:** Buildout suited for yoga/fitness studio or can easily be converted to a traditional professional office/showroom space
-  **Newer Construction:** Pre-cast Construction offers an efficient building envelope with modern building amenities
-  **Sale Price:** \$950,000 or \$202 PSF

VINCENZO CAPUTO MBA, SIOR

Partner

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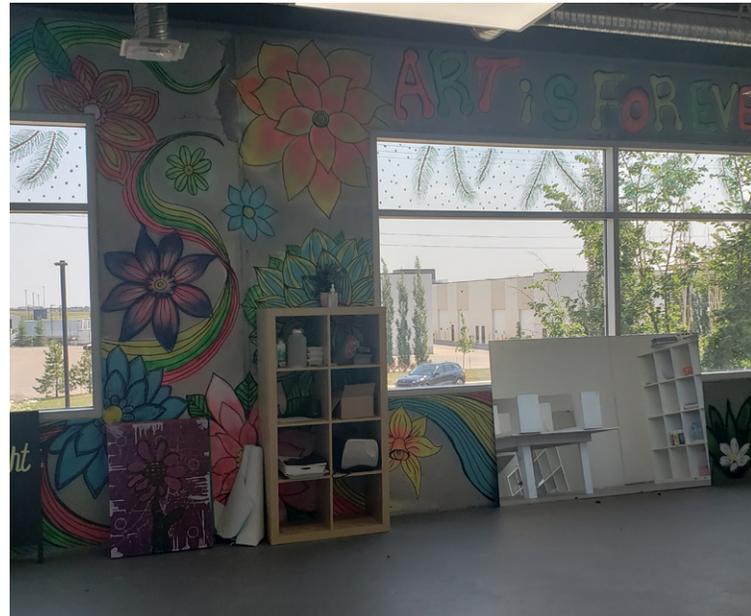
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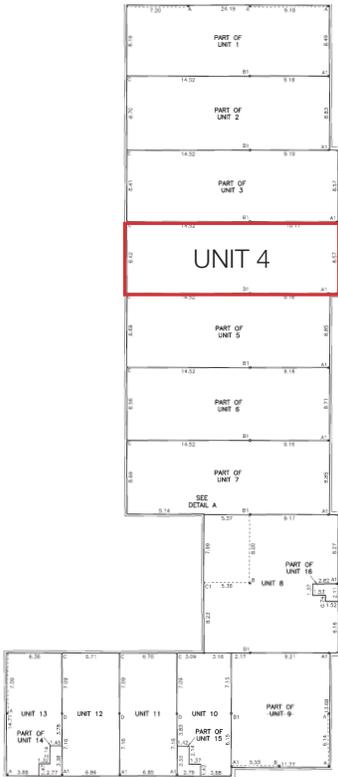
FULLY DEVELOPED OFFICE CONDO - 4,698 SF±

ADDITIONAL INFORMATION

SIZE	Main Floor Office	2,349 sq.ft.±
	Second Floor	2,349 sq.ft.±
	Total	4,698 sq.ft.±
LEGAL DESCRIPTION	Plan 0829530, Unit 4	
ZONING	DC48 Area A	
YEAR BUILT	2010	
PARKING	Surface parking in front and rear	
PROPERTY TAXES	\$12,032.52 (2025)	
CONDO FEES	\$975.29 (2025)	
SALE PRICE	\$950,000	



MAIN FLOOR



FOR ILLUSTRATIVE PURPOSES ONLY * MEASUREMENTS MAY NOT BE EXACT



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