



Office For Sale		LP:	\$1,795,000
Sherwood Park	Sherwood Business Park	25 Lse Rate:	
#110 120 PEMBINA RD	T8H 318	SP:	

Listing ID #:	E4446067	Time Clause/Hrs:	
Trans Type:	For Sale	Linc #:	0034537424
Sale Type:	Asset	Land Size SF:	
Zoning:	Direct Control - DC	Land Size Acres:	
Prop Taxes:	\$19,965.32 / 2024	Lot Frontage:	
Other Types:	IND, OFC, RET	Subj Prop Width:	

ACTIVE[Schedule a Showing](#)

Legal Plan/Block/Lot: 1025984 / NIL / NIL **Unit #:** 6 AND 7 **M:** **R:** **T:** **S:** **Q:**

Incredible Business Condo Opportunity in NW Sherwood Park!! Premium Interior Development with rear warehouse bays 22 feet high inside and two large overhead doors (14X16), multiple offices, bullpen area, meeting rooms, reception area, upper mezzanine office area and meeting areas. Currently rented month-to-month by long term tenant. There is complete FLEXIBILITY here for any business ... an EXCELLENT OPPORTUNITY FOR INVESTOR or OWNER / USER. Easily demisable as needed, for maximum business value!! Retail, Office, Professional, Services, Light Industrial, Manufacturing, Services, Trades, Contractors, Consulting....OWN IT, USE IT or LEASE IT OUT - Allow this property to make you money. Prime Location in NW Sherwood Park, close to the Yellowhead and Anthony Henday, high traffic area, lots of parking, easy access to and from anywhere.

Private Remarks: Showings during business hours with the Listing Agent, once confirmed by the Tenant business. TWO UNITS HERE / TWO TITLES - CONDO UNITS 6 and 7; Addressed as 110 and 120, at 120 Pembina Road Sherwood Park. 20 Non-exclusive parking stalls available. Buyer to verify all measurements and all areas.

Property Details

Ownership Interest: Private
Title to Land: Fee Simple
Env Asmt Phase:
RPR Survey Available: No
Seller Rights Res: No

General Building Details

Building Type: Condo Complex
Construction: Concrete, Precast
Subject Space SqFt: 6,033
Subject Space Width: 40.00
Year Built: 2011

Land**Site Services:****Water Supply:****Sewer / Septic:****Multi Family**

of Storeys:
of 1 Bedroom Apts:
of 2 Bedroom Apts:
of 3 Bedroom Apts:
of 4+ Bedroom Apts:
of Studio Apts:
Total # of Units: 0
of Bachelor Apts:
of Penthouse Apts:
of Other Units:
of Parking Spaces:

APOD Information

Gross Operating Income:
Other Income:
Effective Gross Income:
Expense Total:
Total Op Expenses:
Net Operating Income:
Cap Rate:
Business/Business w/Property
Major Business Type:
Minor Business Type:

Lease Details

Lease Type:
Net Lse Rate SF/Annum:
Lease Term (in Months):

Lease Op Cost SqFt:
Subject Space SqFt: 6,033
Co-Op Commission Lease:

Appointment Name: Danny Tchir
Appointment Phone #: 780-490-9373
Listing Agent: Danny Tchir - Ph: 780-490-9373
Listing Agent Email: dtchir@maxwellrealty.ca
Listing Firm: MaxWell Devonshire Realty
Off#: 780-464-7700

Appointment: Call Lister, Text Lister

Listing Agent 2:
Listing Firm 2:

Listing Agent URL: <https://www.toptchirrealestate.com>
Listing Date: 7/4/2025 **DOM:** 3
Possession: 7/31/2025 / 30 / NEGOTIABLE
Co-Op Commission: 1.5% of sale price

Pending Until:**Sold Date:****Completion Date:****Buyer Agent:****Buyer Office:**

Input Date: 7/4/2025 11:08 PM

Expiry Date: 2/28/2026

Buyer Agent 2:**Buyer Office 2:**