



Office For Sale

Sherwood Park **Sherwood Business Park**

#110 120 PEMBINA RD

LP: **\$1,795,000**

25 Lse Rate:

T8H 3I8 **SP:**

Listing ID #: E4446067

Time Clause/Hrs:

ACTIVE

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:

[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 Showings during business hours with the Listing Agent, once confirmed by the Tenant business. TWO UNITS HERE / TWO TITLES - CONDO UNITS 6 and 7;
Remarks: 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

Multi Family

of Storeys: 0
of 1 Bedroom Apts:
of 2 Bedroom Apts:
of 3 Bedroom Apts:
of 4+ Bedroom Apts:
of Studio Apts:

Env Asmt Phase:
RPR Survey Available: No
Seller Rights Res: No

APOD Information

Gross Operating Income:
Other Income:
Effective Gross Income:
Expense Total:
Total Op Expenses:

General Building Details

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

Net Operating Income:
Cap Rate:
Business/Business w/ Property

Land

Site Services:

Water Supply:

Sewer / Septic:

Lease Details

Lease Type:

Lease Op Cost SqFt:

Net Lse Rate SF/Annum:

Subject Space SqFt: 6,033

Lease Term (in Months):

Co-Op Commission Lease:

Appointment Name: Danny Tchir
Appointment Phone #: 780-490-9373

Appointment: Call Lister, Text Lister

Listing Agent: Danny Tchir - Ph: 780-490-9373

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

Listing Agent Email: dtchir@maxwellrealty.ca

Listing Firm: MaxWell Devonshire Realty
Off#: 780-464-7700

Listing Agent 2:

Listing Firm 2:

Pending Until:

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

Sold Date:

Expiry Date: 2/28/2026

Completion Date:

Buyer Agent 2:

Buyer Agent:

Buyer Office 2:

Buyer Office: