

FOR SALE

SHERWOOD PARK OFFICE/WAREHOUSE

#110, 120 Pembina Road, Sherwood Park, AB



PRICE REDUCED!

HIGHLIGHTS

- 6,534 sq ft ± two-storey office/warehouse space
- Main floor consists of 3,406 sq ft ± with showroom, 4 offices and bull pen area as well as 1,228 sq ft ± warehouse space with grade loading OH doors
- Second floor consists of 1,900 sq ft ± with boardroom, bull pen area and storage rooms
- 20 allotted parking stalls with additional parking adjacent
- Quick access to Anthony Henday and Yellowhead Trail

CONTACT

SCOTT ENDRES

Partner, Broker

C 780.720.6541

scott@royalparkrealty.com

JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com



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REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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PROPERTY DETAILS

MUNICIPAL ADDRESS	#110, 120 Pembina Road, Sherwood Park, AB
LEGAL DESCRIPTION	Condo Plan: 1025984; Units: 6 & 7
ZONING	DC48 "A"
TYPE OF PROPERTY	Commercial Condo
YEAR BUILT	2011
CONSTRUCTION	Precast concrete
SITE SIZE	2.7 acres ±
MAIN FLOOR OFFICE	3,406 sq ft ±
2ND FLOOR OFFICE	1,900 sq ft ±
WAREHOUSE	1,228 sq ft ±
TOTAL	6,534 sq ft ±
STORAGE MEZZANINE	700 sq ft ±
PARKING	143 stalls on site (10/unit)
LOADING	14' x 16' OH grade
CEILING HEIGHT	22'
SIGNAGE	Façade
POSSESSION	Negotiable



FINANCIALS

SALE PRICE	\$1,795,000.00
CONDO FEES	\$1,015.99/month (2024)
PROPERTY TAXES	\$19,965.36/year (2024)

ADDITIONAL FEATURES

- Close proximity to numerous amenities
- Other uses in the building include IT company, safety equipment supplier, and more!



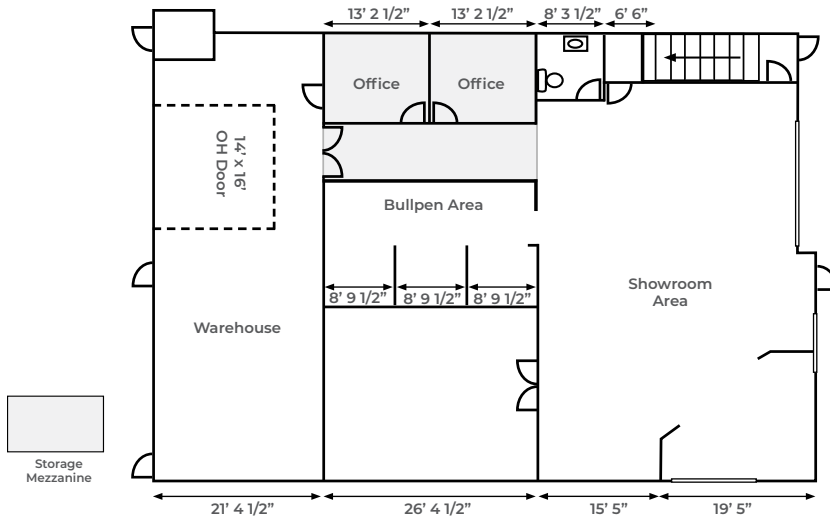
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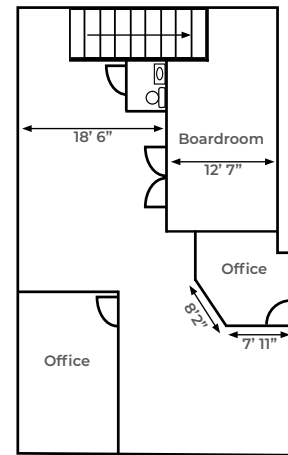
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Drawings are for illustration purposes only, exact measurements to confirmed by buyer



MAIN FLOOR



SECOND FLOOR



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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Quality Based on **Results**, Not **Promises**.



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