

FOR SALE

RETAIL CONDO

Units 925, 3890 Sherwood Drive, Sherwood Park, AB



HIGHLIGHTS

- 3,160 sq. ft. ± of versatile, open-concept retail space
- Flexible layout suitable for a wide variety of retail, service, and commercial uses
- Prominent high-traffic corner location at Lakeland Drive & Sherwood Drive
- Convenient access to both the Yellowhead Trail and Anthony Henday Drive
- Ideally positioned near a large residential population
- Excellent visibility and accessibility for customers, clients, and staff

SCOTT ENDRES

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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For Sale | Unit 925, 3890 Sherwood Drive, Sherwood Park, AB



Property Details & Financials

MUNICIPAL ADDRESS	Unit 925, 3890 Sherwood Drive, Sherwood Park, AB
LEGAL DESCRIPTION	Plan: 1722464; Unit: 41 & 42
ZONING	C1 (Community Commercial)
TYPE OF SPACE	Retail condo
YEAR BUILT	2017
SIZE	3,160 sq ft ±
HEATING	HVAC in unit
LOADING	One set of double doors in the rear of the building
PARKING	Designated parking in the back, scramble in front
SALE PRICE	\$1,250,000.00
PROPERTY TAXES	\$1,612.44/month (2026)
CONDO FEES	\$1,487.52/month (2026)
POSSESSION	60 Days

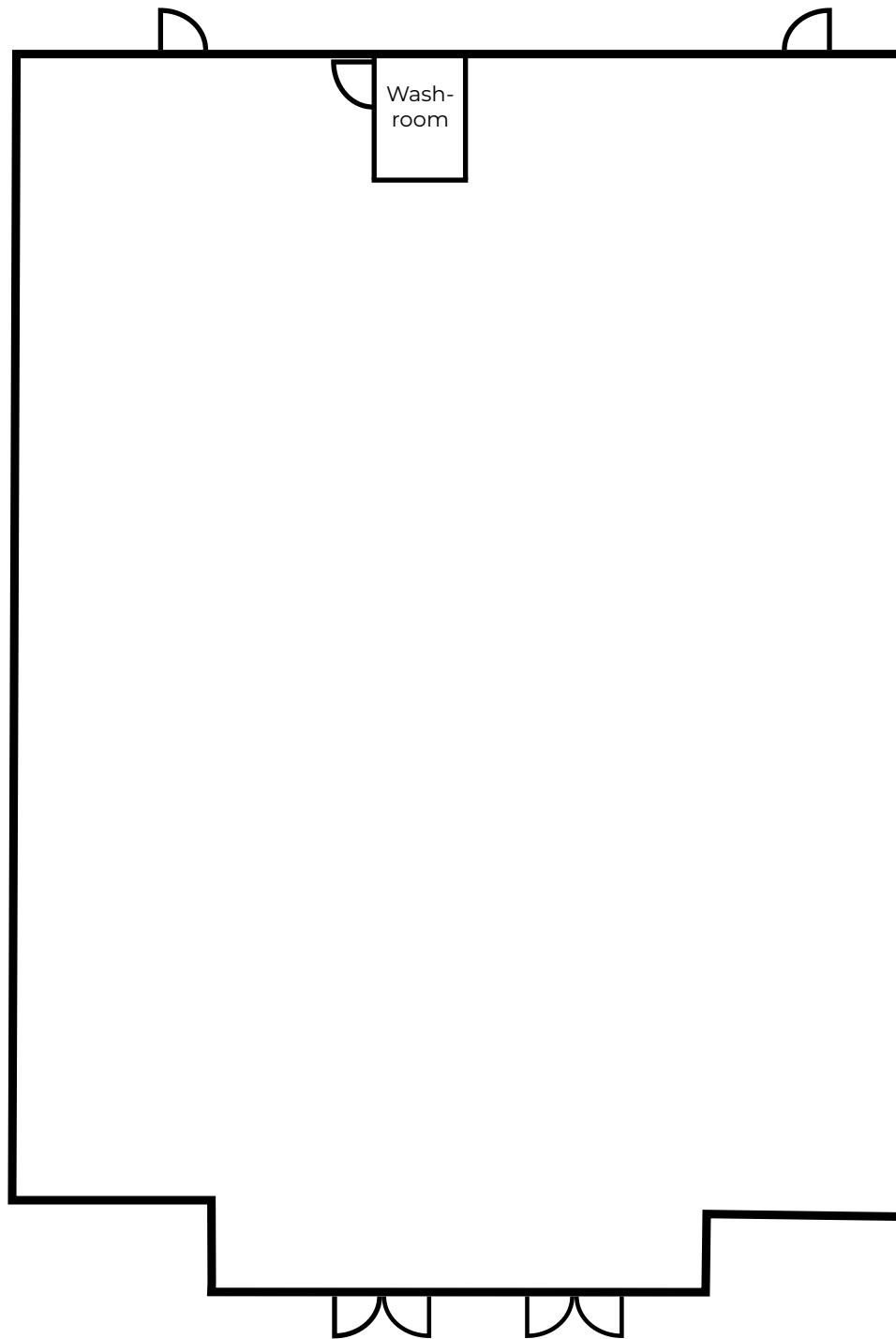


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Floor Plan | Unit 925, 3890 Sherwood Drive, Sherwood Park, AB



A strategically located commercial opportunity offering flexible space, strong exposure, and convenient access to major Edmonton transportation routes.



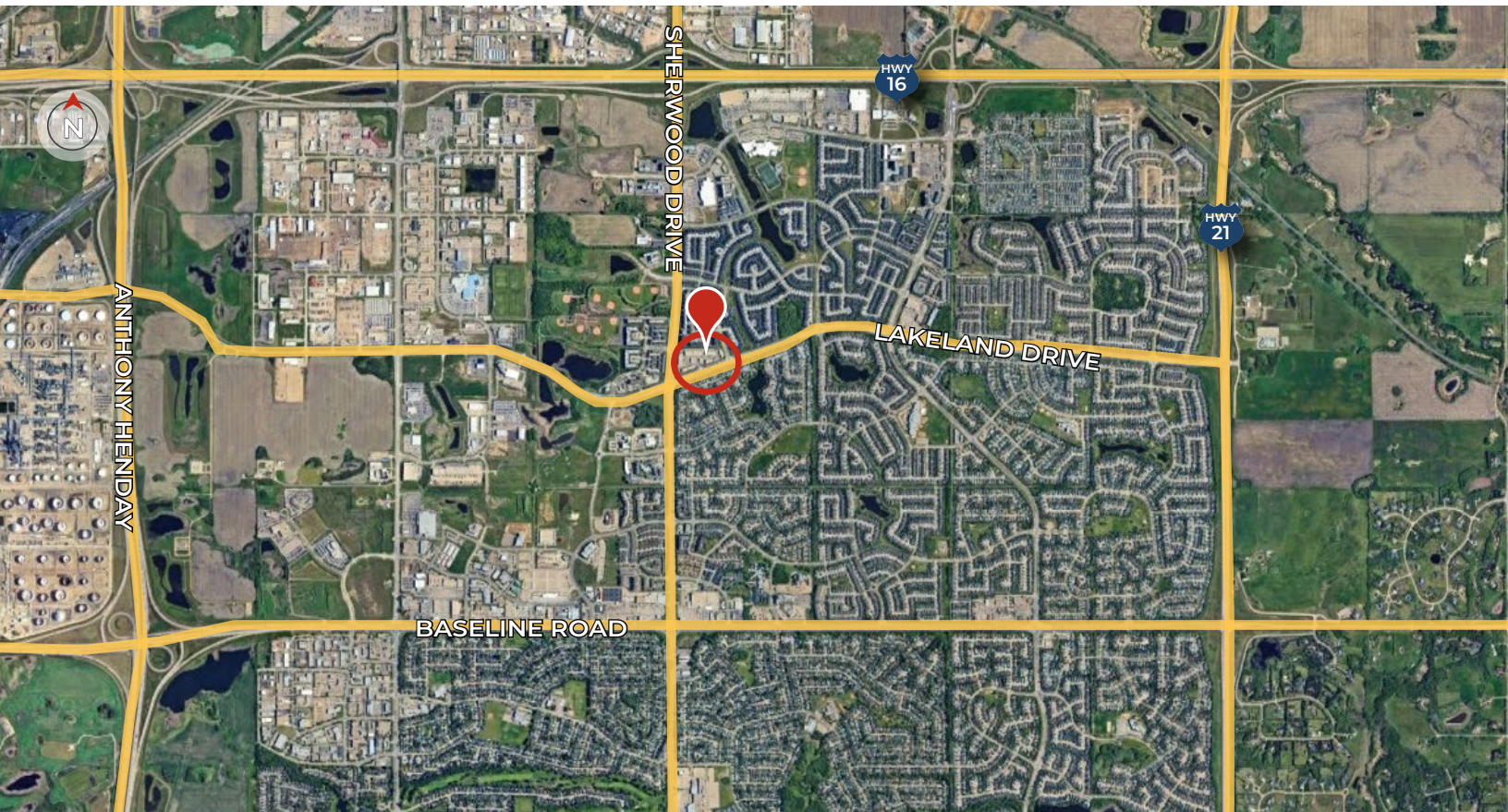
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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