

## \$1,125,000 - 152 134 Pembina Road, Sherwood Park

MLS® #E4446326

**\$1,125,000**

0 Bedroom, 0.00 Bathroom,

Retail on 0.00 Acres

Sherwood Business Park, Sherwood Park, AB

This is a rare and great opportunity with an excellent location in Sherwood Park. The fully developed 4564 sq. ft. space is ideally located close to Yellowhead and Henday. This space is perfect for office or retail or mixed use and makes sense for owner/operator or investor. The main floor has 7 rooms, 2 bathrooms, kitchen, storage space and second floor comes with 5 rooms, 1 bathroom including the board room option on each floor. The monthly condo fee is \$800.49. With the price per sq. ft. at \$247 per sq. ft., and the seller is willing to finish the upstairs as per their standards. The options and possibilities are endless. A must see!!!

Built in 2008

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4446326    |
| Price      | \$1,125,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2008        |
| Type       | Retail      |
| Status     | Active      |

### Community Information

Address 152 134 Pembina Road



|             |                        |
|-------------|------------------------|
| Area        | Sherwood Park          |
| Subdivision | Sherwood Business Park |
| City        | Sherwood Park          |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8H 0M2                |

### Exterior

|              |                   |
|--------------|-------------------|
| Exterior     | Concrete, Precast |
| Construction | Concrete, Precast |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 45             |
| Zoning         | Zone 25        |

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Listing information last updated on August 21st, 2025 at 5:17am MDT