

SALE/LEASE

3,452 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



220, 120 Pembina Road, Sherwood Park, AB

FLEX/INDUSTRIAL CONDO

Property Highlights

- Improved main and second floor with offices, bathrooms and staff kitchens on each floor
- Paved parking
- Proximity to Yellowhead, Anthony Henday and Broadmoor Blvd.
- Zoning accommodates business support services, custom workshops, custom indoor manufacturing, Animal grooming facility, and many more



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

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Property Information

Municipal Address: 220, 120 Pembina Road, Sherwood Park AB

Legal Address: Plan 1025984, Block 13

Building Size: 2,577 Sq. Ft. (+/-)
Mezzanine 875 Sq. Ft. (+/-) TBC
Total 3,452 Sq. Ft. (+/-)

Zoning: DC48 [Click for more information](#)

Parking: Fully Paved Site

Drainage: Floor Drain

Power: 250 Amps 120 Volts TBC

Ceiling Height: 24' 4" to deck 22'5" under truss

Loading: 12'X 14' Grade

Year Built: 2010

Possession: Immediate

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Purchase Price: ~~\$960,000.00~~ \$890,000.00

Lease Rate: \$15.00/Sq. Ft.

OP Costs: \$5.50 (est.)

Contact

Derek Shybunka

Associate

Cell: 587.566.3602

Direct: 780.784.0442

derek@lizotterealestate.com

Jesse Hesse

Licensed Assistant

Cell: 780.307.6841

Direct: 780.784.9586

jesse@lizotterealestate.com



Pembina Rd



Yellowhead Hwy

Pembina Rd

Portage Close

Anthony Henday

Broadmoor Blvd

