

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







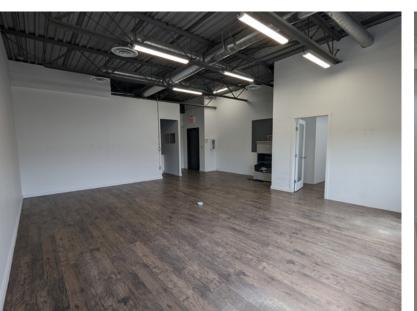
SALE/LEASE Flex/Industrial Condo













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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

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