



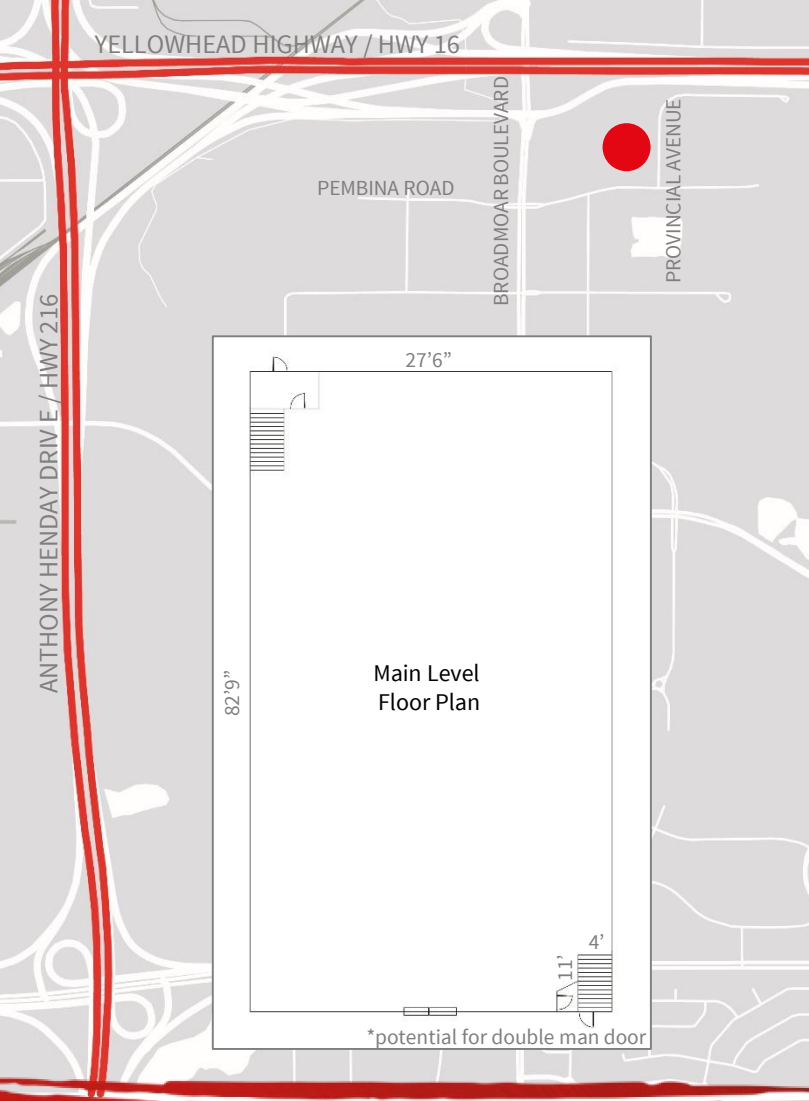
For Sale

4,650 s.f. Commercial / Office Condo

#144, 134 Pembina Road
Sherwood Park, AB

- › Property built in 2009 in well located Westana Village in Sherwood Park
- › Quick access to Yellowhead Trail via Broadmoar Boulevard
- › 2,325 SF main floor and 2,325 SF 2nd floor
- › Ample parking available
- › Ideal for retail or office users
- › Large front windows
- › Additional double man doors can be added
- › Due diligence package available
- › Zoning is DC 48 Area A
- › Power is 200 Amp, 240 Volt (TBC)





Property Information

Unit Size	Main Floor: 2,325 s.f. 2 nd Floor: 2,325 s.f. Total Area: 4,650 s.f.
Legal Address	Condo Plan 082850, Unit 4
Lighting	Fluorescent
Heating	2 roof top units with A/C
Loading	Potential to add double man doors
Ceiling Height	Main Floor: 9'9" 2 nd Floor: 11'8"
Taxes	\$9,156.16 (2017)
Condo Fees	\$649.33/month (2017)
Available	Immediately
Sale Price	\$830,000

Contact the JLL Edmonton Industrial Team

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