



Judicial Sale Office/Flex Condo

152, 134 Pembina Road
Sherwood Park, AB

Unit size: 4,368 SF*



HILLARY WILLIAMS

Associate Vice President
Hillary.Williams@jll.com
+1 587 881 0170

ADAM KILBURN

Executive Vice President
AdamD.Kilburn@jll.com
+1 780 328 2584

MICHAEL SEIDEL

Senior Associate
Michael.Seidel@jll.com
+1 780 328 2559

Overview

This two-storey office/flex condo offers versatile space with a well-appointed main floor featuring a welcoming reception area, five private offices with locking doors, separate men’s and women’s washrooms, large kitchen and convenient shower facilities. The second floor provides additional growth potential with a partially built-out layout including two framed offices, two large meeting rooms, one washroom, and flexible open area. The property benefits from an exclusive exterior entrance and grade loading door, providing excellent functionality for a variety of business operations. Strategically positioned in Sherwood Park with easy access to major arterials including Yellowhead Drive and Anthony Henday, this location ensures strong connectivity throughout the greater Edmonton area.



Property Details

Municipal Address

 **152, 134 Pembina Road**
Sherwood Park, AB

Legal Description

 **Unit 2, Plan 0829530**

Zoning

 **DC - 48 “A” Direct Control**

Size

 **4,368 SF*** Approximately 2,184 SF main floor and 2,184 SF second floor

Year Built

 **2008**

Condo Fees (2026)

 **\$912.23/month**

Property Taxes (2026)

 **\$13,543.90**

Sale Price

 **\$970,000**

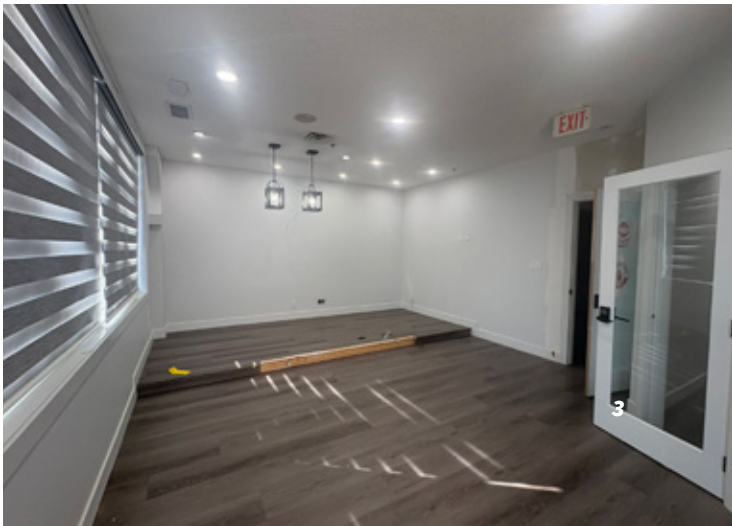
Occupancy

 **Vacant Owner / User Opportunity**

** Estimated square footage subject to confirmation*

OFFERING PROCESS

Offers will be responded to as they are received. All offers must be on a Court Approved form and subject to approval by the Court of King’s Bench of Alberta on an as-is where-is basis.



DRIVE TIMES

YELLOWHEAD HWY 4 min

ANTHONY HENDAY HWY 4 min

WHYTE AVE. 17 min

DOWNTOWN EDMONTON 22 min

EDMONTON AIRPORT 30 min



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