

\$449,900 - 9022 20 Street, Sherwood Park

MLS® #E4455645

\$449,900

0 Bedroom, 0.00 Bathroom,
Business with Property on 0.00 Acres

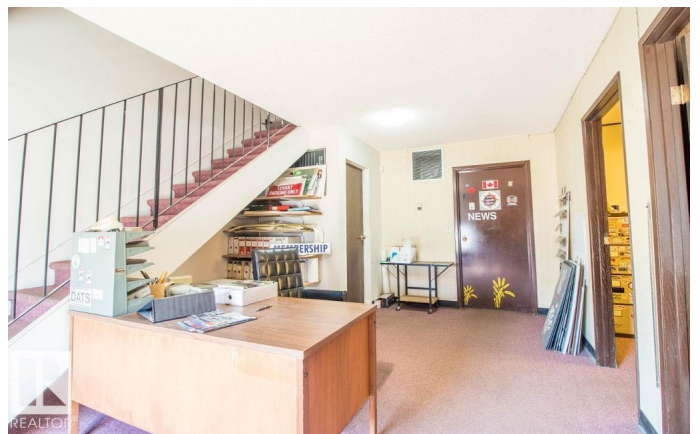
Sherwood Industrial Estates, Sherwood Park,
AB

Located in the heart of the Sherwood Industrial Estates, here's an industrial bay Condo with 3750 sq ft (1250 sq ft being mezzanine) with an established Printing Business since 1964! Step inside and you will find a front reception area with 2 offices and a 2 piece bath. The main bay area is a great work space with ample room to work in with a washing station and exposing room. Upstairs you will find 2 additional offices, 2 dark rooms, and further bay area. There is a 20' high loading bay with 14' overhead door. An entrepreneurs turn key dream, this business focused on sign making, screen printing and off set printing - all the equipment and supplies will stay for instant start up. This is a favorable location close to both Edmonton and Sherwood Park and is conveniently located by The Yellowhead, Whitemud and Henday.

Built in 1978

Essential Information

MLS® #	E4455645
Price	\$449,900
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Business with Property



Status Active

Community Information

Address 9022 20 Street
Area Sherwood Park
Subdivision Sherwood Industrial Estates
City Sherwood Park
County ALBERTA
Province AB
Postal Code T6P 1K8

Exterior

Exterior Concrete, Block
Roof Tar & Gravel
Construction Concrete, Block

Additional Information

Date Listed September 2nd, 2025
Days on Market 11
Zoning Zone 25

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