

2 Main Blvd, Sherwood Park, AB

Main Floor Exterior Area 796.19 sq ft
Interior Area 720.23 sq ft
Excluded Area 2139.81 sq ft



0 6 12 ft

PREPARED: 2026/05/09



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

Sherwood Park Alberta

\$35

Excellent leasing opportunity at 2 Main Blvd, Sherwood Park, featuring a highly visible corner location on a 0.41-acre site with an existing 3,588 sq ft commercial building. Zoned C1 - Community Commercial, this property offers exceptional flexibility for a wide range of retail, automotive, and service-related uses. Formerly operated as a Husky/Mohawk gas station, the site benefits from existing commercial-grade infrastructure, including enhanced power capacity, high-volume water service, gas connections, and specialized drainage systems designed to support automotive and service operations. The property offers excellent vehicle circulation with strong access, wide curb cuts, and a functional site layout ideal for gas station, car wash, convenience store, quick service restaurant, drive-through, automotive services, and service bay operations. The 3,588 sq ft building provides a versatile configuration for customer service areas, retail space, and operational uses. A rare opportunity to secure a high-exposure commercial site with existing infrastructure in an established Sherwood Park location. (id:6769)

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REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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