

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)

Listing Presented By:



Originally Listed by:
MaxWell Progressive

<http://sunnysells.ca/>

REMAX
Excellence

REMAX Excellence

201, 5607-199 Street, Edmonton,
Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.