

# FOR SALE

## EMERALD PARK NORTH INVESTMENT CONDO

UNITS 200 & 210, 895 Pembina Road, Sherwood Park, AB



Another quality development by:

ERICKORP  
PROPERTIES  
LTD.

TAM  
DEVELOPMENTS  
LTD.



Elevator Access!

### HIGHLIGHTS

- 2,976 sq ft ± sq ft commercial condo
- National Triple-A tenant with 10 year lease in place
- High-end buildout
- Building constructed in 2024
- Rooftop patio

#### SCOTT ENDRES

Partner, Broker  
C 780.720.6541  
scott@royalparkrealty.com

#### JOEL WOLSKI

Director, Associate  
C 780.904.5630  
joel@royalparkrealty.com

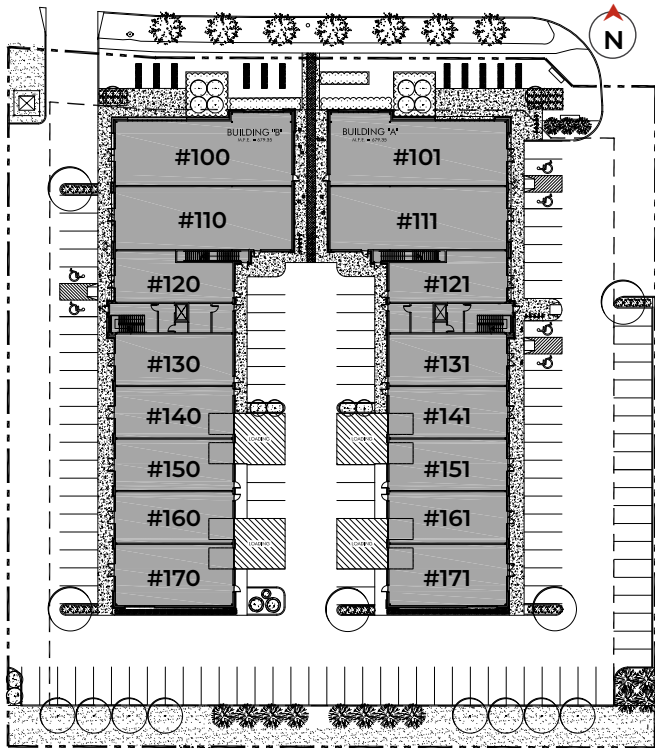


ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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**Investment Sale | #200 & 210, 895 Pembina Road, Sherwood Park, AB**



**Property Details & Financials**

MUNICIPAL ADDRESS	Units 200 & 210, 895 Pembina Road, Sherwood Park, AB
LEGAL DESCRIPTION	Condominium Plan: 2322788; Units: 20 & 21
ZONING	C2 ( <a href="#">Arterial Commercial</a> )
UNIT 200	842 sq ft ±
UNIT 210	2,134 sq ft ±
TOTAL SIZE	2,976 sq ft ±
SALE PRICE	<b>\$879,000.00</b>
CAP RATE	6.4%
CONDO FEES	\$3.43/sq ft (2024 est.)
PROPERTY TAXES	\$5.00/sq ft (2024 est.)
PARKING	Scramble
SPRINKLERED	Yes
SIGNAGE	Pylon & Building Facade
LOADING	Grade

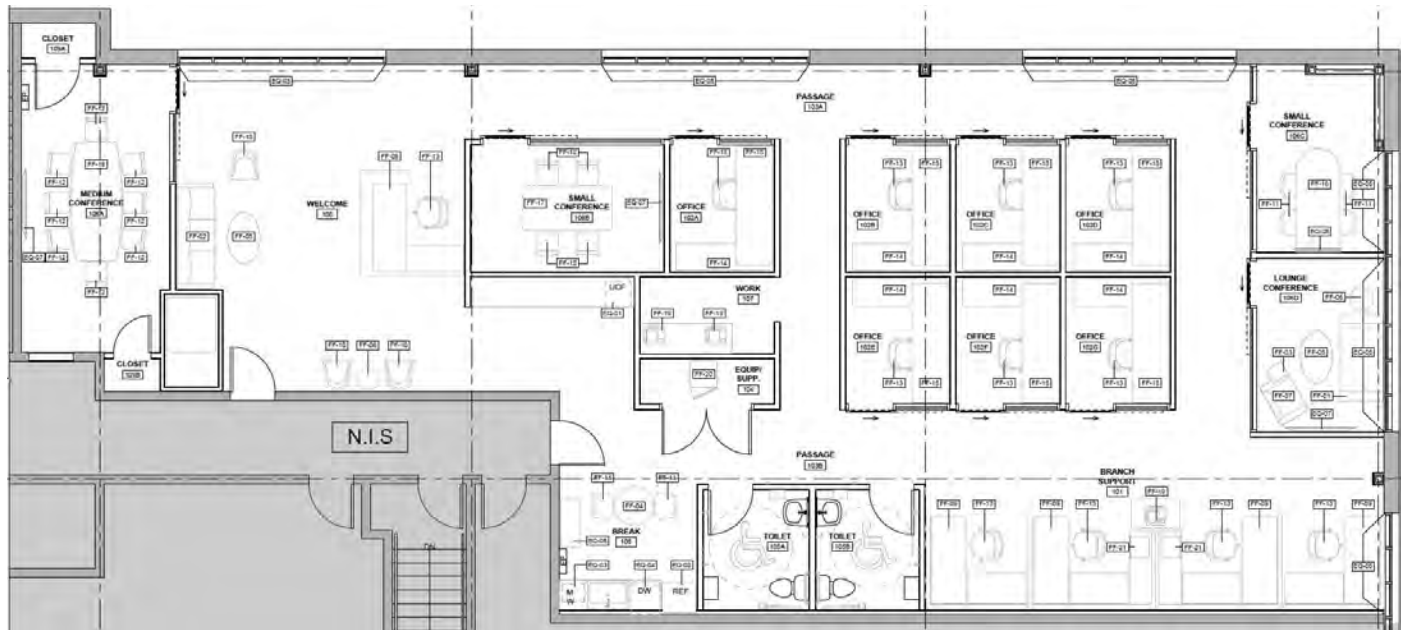
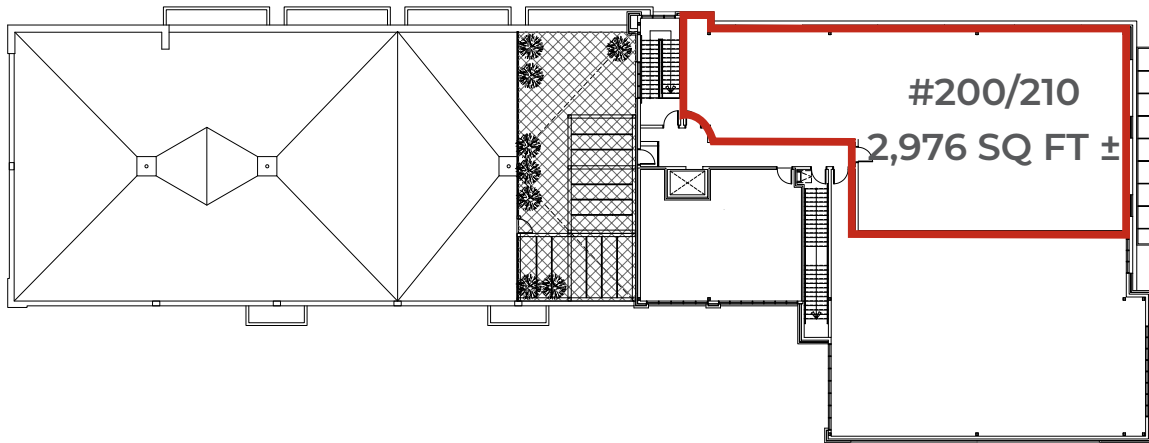
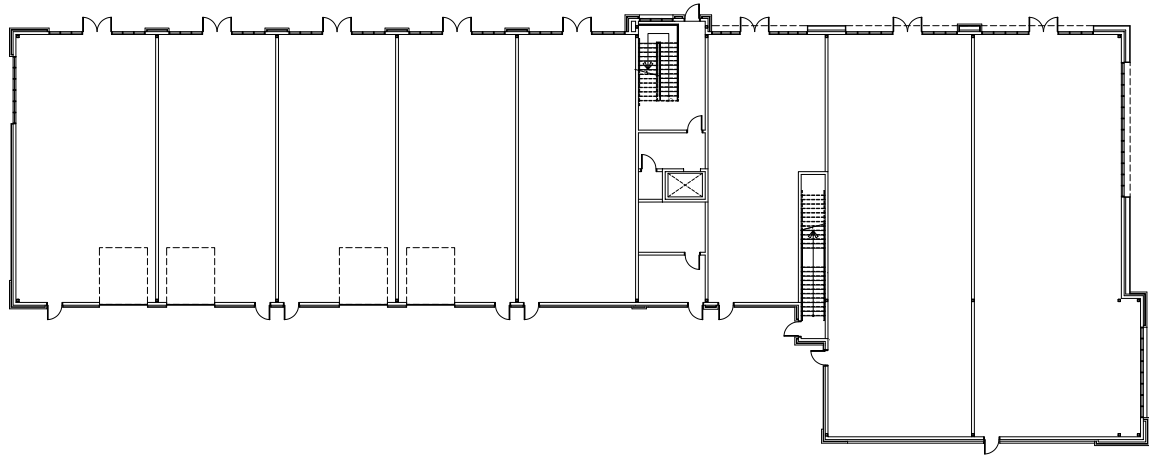


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Welcome to **Emerald Park North**,  
Sherwood Park's destination centre.

**Located**, just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive. This area features newly developed hotels, retail, and residential. Direct access to Emerald Hills Shopping Centre. Quick access to Highway 16 & Anthony Henday.



**DRIVE TIMES**

- Yellowhead | 1 minute
- Anthony Henday | 5 minutes
- Highway 21 | 5 minutes
- Downtown Edmonton | 20 minutes

**AMENITIES NEARBY**

- Rona + | Canadian Tire
- Walmart Supercentre | Winners
- Sportchek | PetSmart
- Old Navy | Golf Town ... and more!



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## DEMOGRAPHICS



98,381  
Population



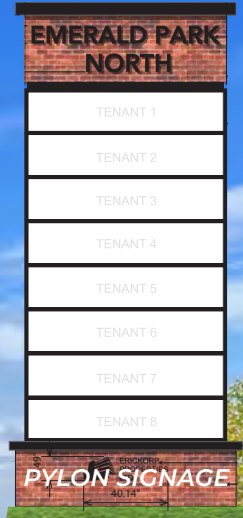
\$160,655  
Average Income



1.4 Million  
Market Area Pop'l



39  
Avg. Age

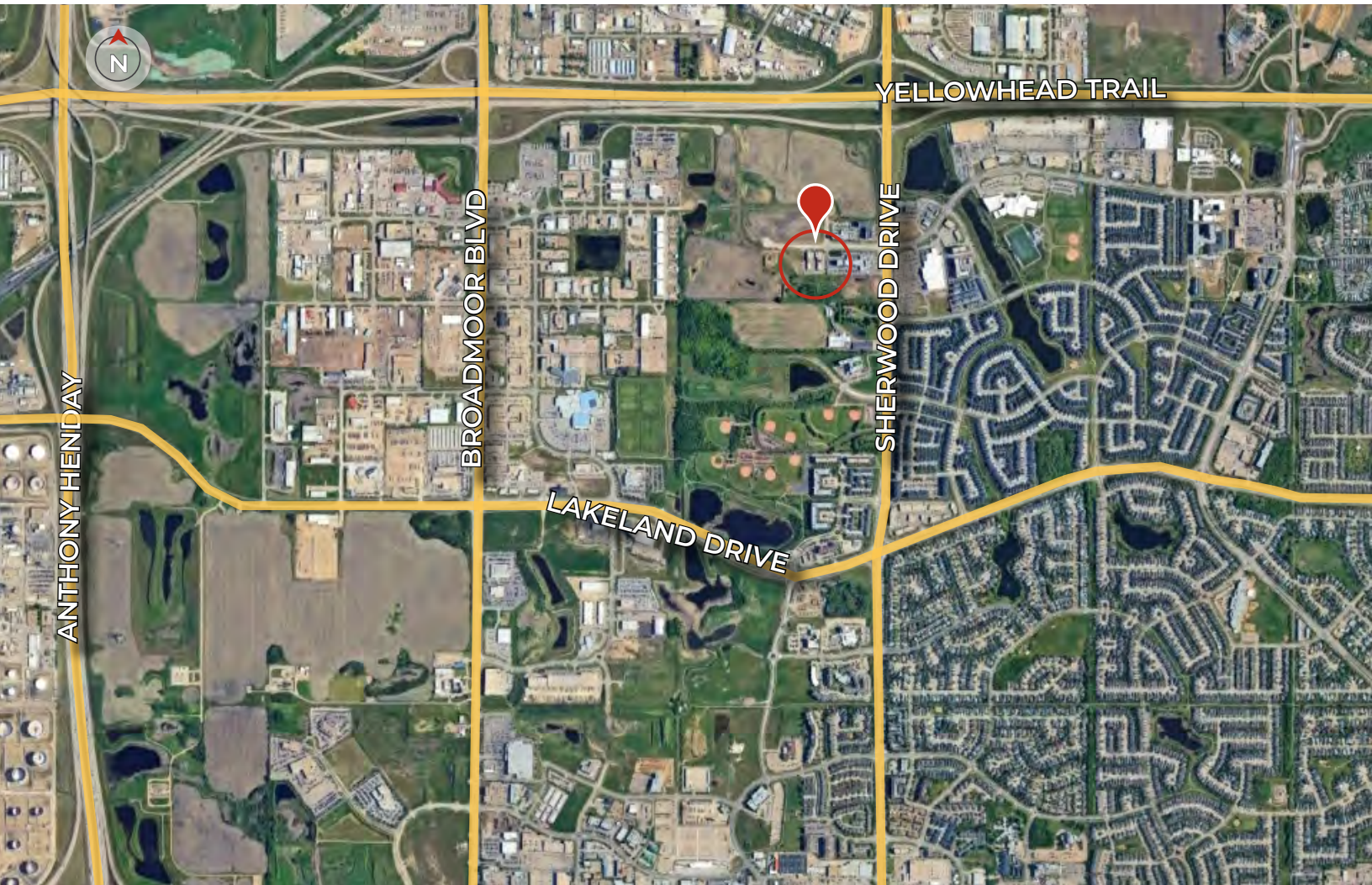


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Quality Based on **Results**, Not **Promises**.



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