

EMERALD PARK NORTH

MAIN FLOOR CONDO FOR SALE/LEASE

895/897 Pembina Road, Sherwood Park

90%
SOLD!

Join retailers:

- Emerald Park Daycare
- Gratitude Coffee
- Nest Family Counselling
- The Agency ... and more!

Another quality development by:

ERICKORP
PROPERTIES
LTD.

TAM
DEVELOPMENTS
LTD.



Last Unit Remaining!

SCOTT ENDRES

Partner, Broker

C 780.720.6541

T 780.423.7588

scott@royalparkrealty.com

JOEL WOLSKI

Director, Associate

C 780.904.5630

T 780.423.7599

joel@royalparkrealty.com



ROYAL PARK
REALTY™

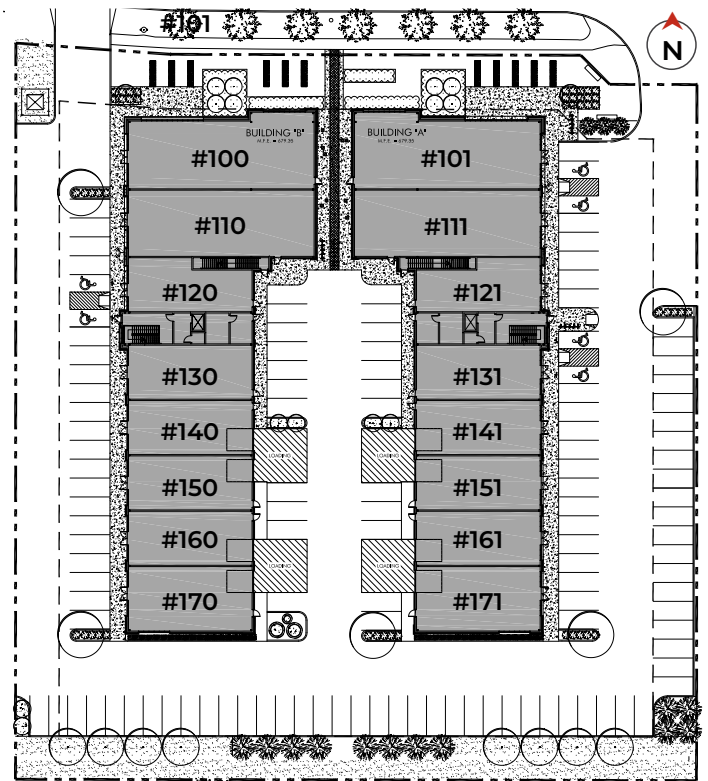
T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

FOR SALE OR LEASE | 895/897 Pembina Road, Sherwood Park, AB



- Shell space ready for improvements
- Smaller units ideal for car storage
- Pylon signage opportunities
- Immediate possession
- Grade loading doors
- Rooftop patio



| | |
|-------------------|--|
| MUNICIPAL ADDRESS | 895/897 Pembina Road, Sherwood Park |
| LEGAL DESCRIPTION | Condominium Plan: 2322788; Units: 1 - 21 |
| ZONING | C2 (Arterial Commercial) |
| MAIN FLOOR | 1,350 sq ft ± available |
| POSSESSION | Immediate |
| 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 |



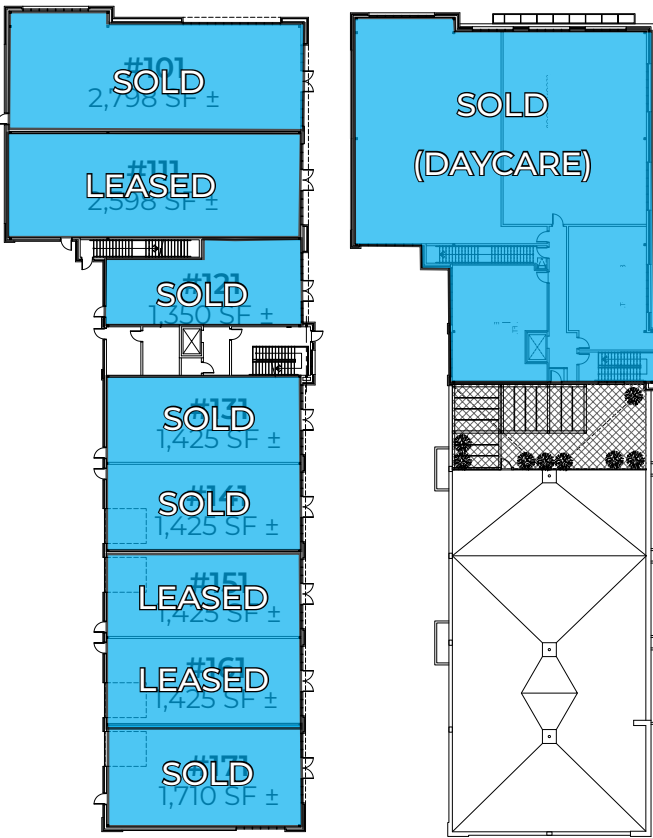
**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

FOR SALE OR LEASE | 895/897 Pembina Road, Sherwood Park, AB

897 Pembina Road - Main Floor



| UNIT # | SIZE (SQ FT ±) | \$ PER SQ FT | LIST PRICE | LEASE RATE |
|---------|----------------|--------------|-------------------------|---------------|
| 101 (1) | 2,798 | \$389.1 | SOLD \$1,089,000 | \$25.00/sq ft |
| 111 (2) | 2,598 | \$384.1 | LEASED \$999,000 | \$25.00/sq ft |
| 121 (3) | 1,350 | \$369.1 | SOLD \$498,150 | \$25.00/sq ft |
| 131 (4) | 1,425 | \$371.2 | SOLD \$529,000 | \$25.00/sq ft |
| 141 (5) | 1,425 | \$371.2 | SOLD \$529,000 | \$25.00/sq ft |
| 151 (6) | 1,425 | \$371.2 | LEASED \$529,000 | \$25.00/sq ft |
| 161 (7) | 1,425 | \$371.2 | LEASED \$529,000 | \$25.00/sq ft |
| 171 (8) | 1,710 | \$367.1 | SOLD \$629,000 | \$25.00/sq ft |

897 Pembina Road - Second Floor

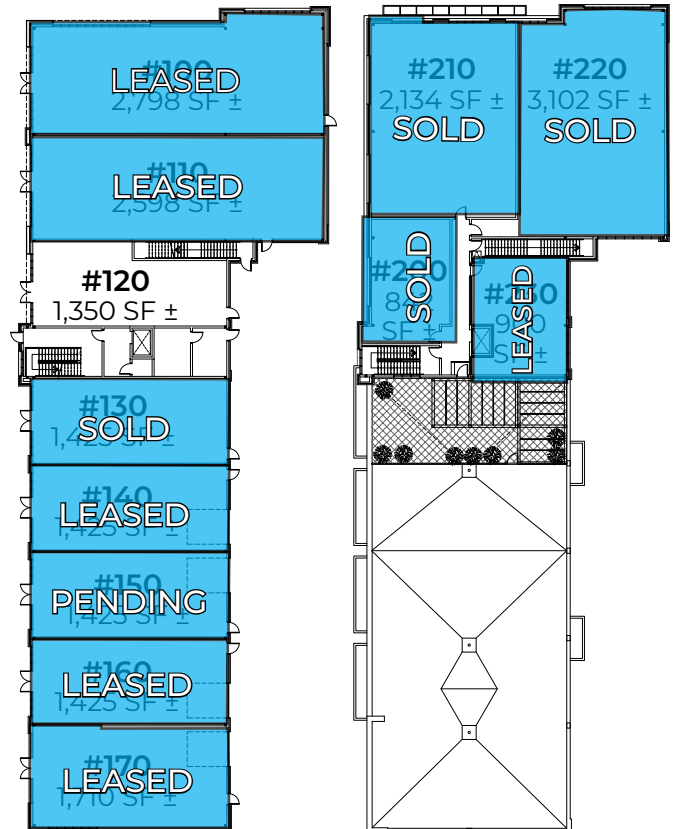
| UNIT # | SIZE (SQ FT ±) | \$ PER SQ FT | LIST PRICE | LEASE RATE |
|---------|----------------|--------------|-----------------------|---------------|
| 201 (9) | 900 | \$354.1 | SOLD \$319,000 | \$25.00/sq ft |
| 211 (9) | 2,858 | \$328.1 | SOLD \$939,000 | \$25.00/sq ft |
| 221 (9) | 2,377 | \$331.9 | SOLD \$789,000 | \$25.00/sq ft |
| 231 (9) | 842 | \$355.1 | SOLD \$299,000 | \$25.00/sq ft |

895 Pembina Road - Main Floor

| UNIT # | SIZE (SQ FT ±) | \$ PER SQ FT | LIST PRICE | LEASE RATE |
|----------|----------------|--------------|---------------------------|---------------|
| 100 (10) | 2,798 | \$374.1 | LEASED \$1,049,000 | \$24.00/sq ft |
| 110 (11) | 2,598 | \$377.1 | LEASED \$969,000 | \$24.00/sq ft |
| 120 (12) | 1,350 | \$354.81 | \$479,000 | \$24.00/sq ft |
| 130 (13) | 1,425 | \$357.1 | SOLD \$509,000 | \$24.00/sq ft |
| 140 (14) | 1,425 | \$357.1 | LEASED \$509,000 | \$24.00/sq ft |
| 150 (15) | 1,425 | \$357.1 | PENDING \$509,000 | \$24.00/sq ft |
| 160 (16) | 1,425 | \$357.1 | LEASED \$509,000 | \$24.00/sq ft |
| 170 (17) | 1,710 | \$356.1 | LEASED \$609,000 | \$24.00/sq ft |

895 Pembina Road - Second Floor

| UNIT # | SIZE (SQ FT ±) | \$ PER SQ FT | LIST PRICE | LEASE RATE |
|----------|----------------|--------------|-------------------------|---------------|
| 230 (18) | 900 | \$354.1 | LEASED \$319,000 | \$24.00/sq ft |
| 220 (19) | 3,102 | \$307.1 | SOLD \$954,000 | \$24.00/sq ft |
| 210 (20) | 2,134 | \$327.1 | SOLD \$699,000 | \$24.00/sq ft |
| 200 (21) | 842 | \$355.1 | SOLD \$299,000 | \$24.00/sq ft |



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!



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

FOR SALE OR LEASE | 895/897 Pembina Road, Sherwood Park, AB

DEMOGRAPHICS



98,381
Population



\$160,655
Average Income



1.4 Million
Market Area Pop'l



39
Avg. Age

| |
|-------------------------------|
| EMERALD PARK NORTH |
| TENANT 1 |
| TENANT 2 |
| TENANT 3 |
| TENANT 4 |
| TENANT 5 |
| TENANT 6 |
| TENANT 7 |
| TENANT 8 |
| PLYON SIGNAGE 4014 |



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

Sherwood Park's Newest Commercial Development

EMERALD PARK NORTH

895/897 Pembina Road, Sherwood Park



Another quality development by:



ERICKORP
PROPERTIES
LTD.

TAM
DEVELOPMENTS

NOW SEEKING:

- Retail stores
- Hair salons, nail salons
- Lawyers, accountants
- Liquor store
- Doctors, optometrists
- Massage, acupuncture, physio
- Bars, pubs & cocktail lounges
- Restaurants & coffee shops
- Veterinary clinic ... and more!

Register your interest by contacting:



SCOTT ENDRES

Partner, Broker

780.720.6541

scott@royalparkrealty.com



JOEL WOLSKI

Director, Associate

780.904.5630

joel@royalparkrealty.com



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



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com