

EMERALD PARK NORTH

SECOND FLOOR CONDO

FOR SALE/LEASE

90%
SOLD!

895/897 Pembina Road, Sherwood Park

Join retailers:

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

Another quality development by:

ERICKORP
PROPERTIES
LTD.

TAM
DEVELOPMENTS
LTD.



SCOTT ENDRES

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ROYAL PARK
REALTY™

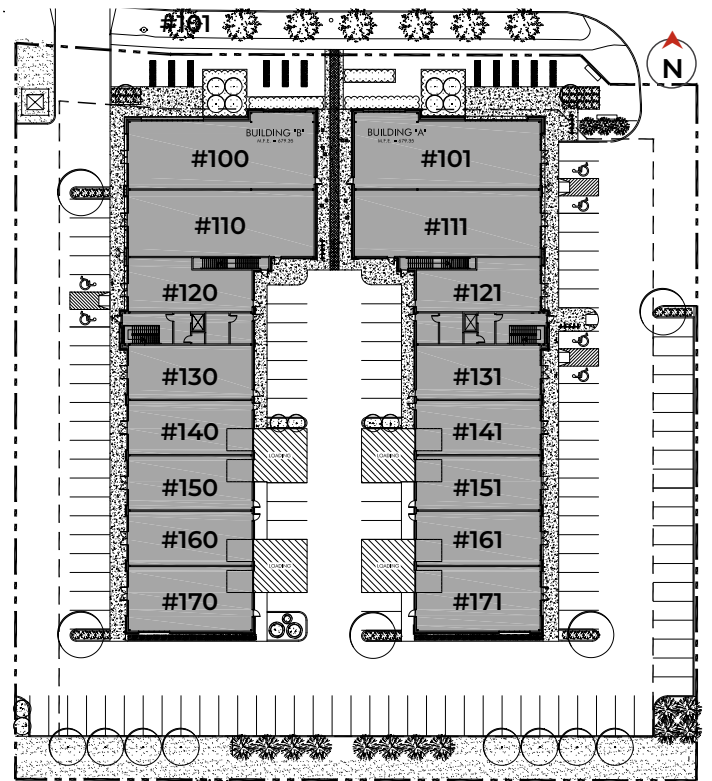
T 780.448.0800 **F** 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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)
2ND FLOOR	900 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



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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	\$381.4	LEASED \$999,000	\$25.00/sq ft
121 (3)	1,350	\$369.6	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	\$367.8	SOLD \$629,000	\$25.00/sq ft

897 Pembina Road - Second Floor

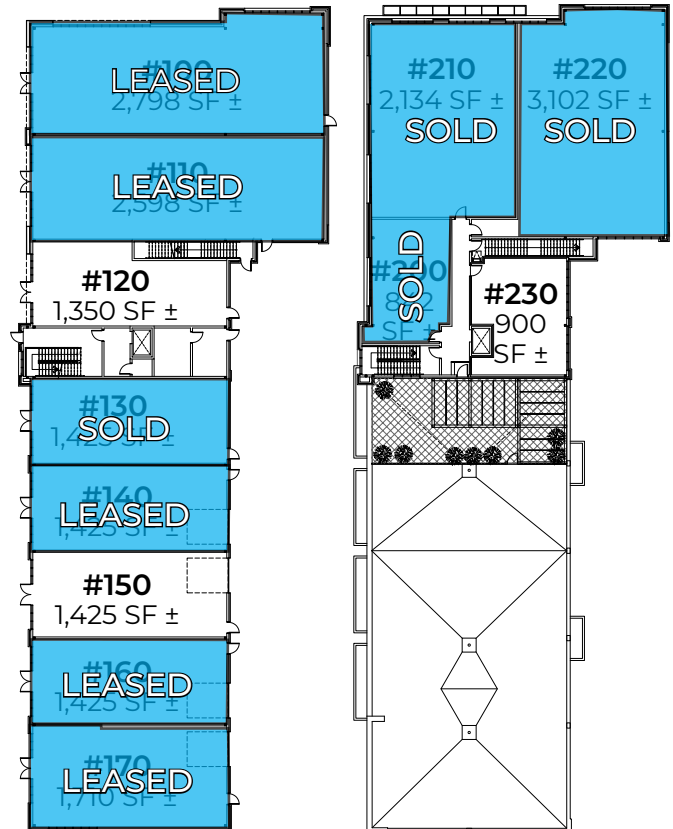
UNIT #	SIZE (SQ FT ±)	\$ PER SQ FT	LIST PRICE	LEASE RATE
201 (9)	900	\$354.4	SOLD \$319,000	\$25.00/sq ft
211 (9)	2,858	\$328.9	DAY CARE SOLD \$939,000	\$25.00/sq ft
221 (9)	2,377	\$331.9	SOLD \$789,000	\$25.00/sq ft
231 (9)	842	\$355.1	SOLD \$299,000	\$25.00/sq ft

895 Pembina Road - Main Floor

UNIT #	SIZE (SQ FT ±)	\$ PER SQ FT	LIST PRICE	LEASE RATE
100 (10)	2,798	\$374.9	LEASED \$1,049,000	\$23.00/sq ft
110 (11)	2,598	\$372.9	LEASED \$969,000	\$23.00/sq ft
120 (12)	1,350	\$354.81	\$479,000	\$23.00/sq ft
130 (13)	1,425	\$357.1	SOLD \$509,000	\$23.00/sq ft
140 (14)	1,425	\$357.1	LEASED \$509,000	\$23.00/sq ft
150 (15)	1,425	\$357.19	\$509,000	\$23.00/sq ft
160 (16)	1,425	\$357.1	LEASED \$509,000	\$23.00/sq ft
170 (17)	1,710	\$356.1	LEASED \$609,000	\$23.00/sq ft

895 Pembina Road - Second Floor

UNIT #	SIZE (SQ FT ±)	\$ PER SQ FT	LIST PRICE	LEASE RATE
230 (18)	900	\$354.44	\$319,000	\$23.00/sq ft
220 (19)	3,102	\$307.5	SOLD \$954,000	\$23.00/sq ft
210 (20)	2,134	\$327.5	SOLD \$699,000	\$23.00/sq ft
200 (21)	842	\$355.1	SOLD \$299,000	\$23.00/sq ft



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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



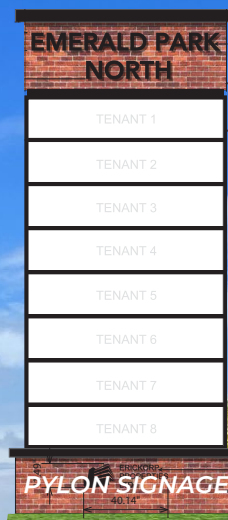
\$160,655
Average Income



1.4 Million
Market Area Pop'l



39
Avg. Age



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Sherwood Park's Newest Commercial Development

EMERALD PARK NORTH

895/897 Pembina Road, Sherwood Park



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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:



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



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