

EMERALD PARK NORTH

SECOND 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.



Elevator Access!

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.)

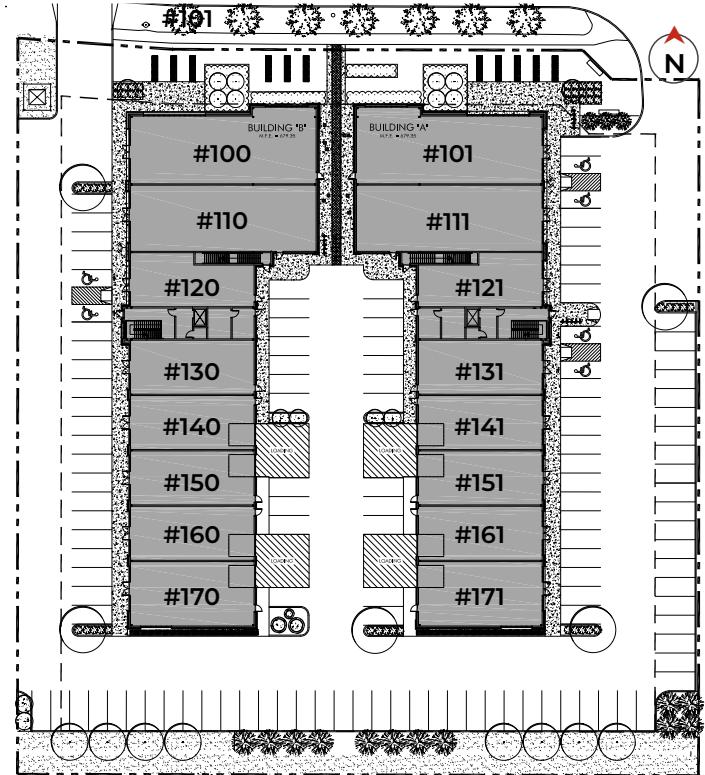
PROPERTY TAXES \$5.00/sq ft (2024 est.)

PARKING Scramble

SPRINKLERED Yes

SIGNAGE Pylon & Building Facade

LOADING Grade



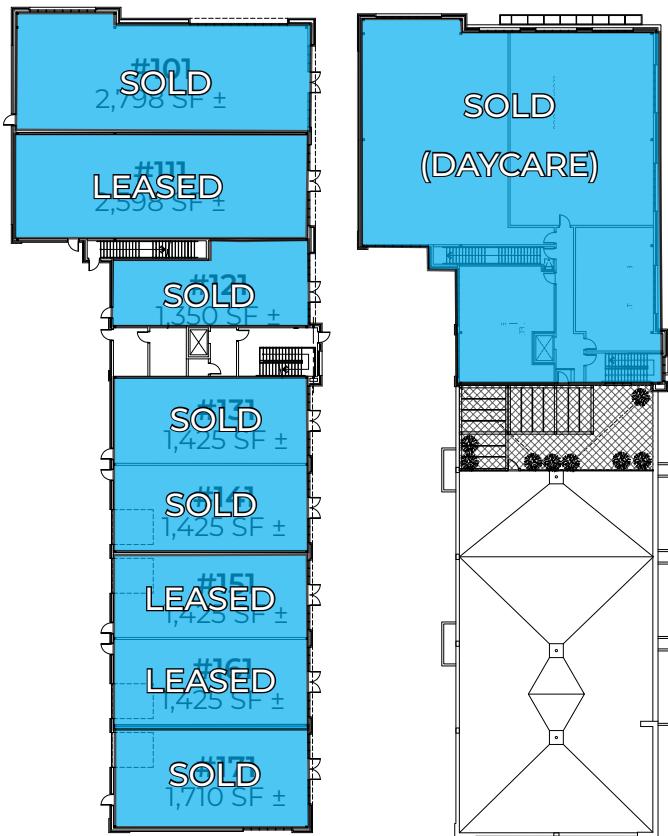
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897 Pembina Road - Main Floor

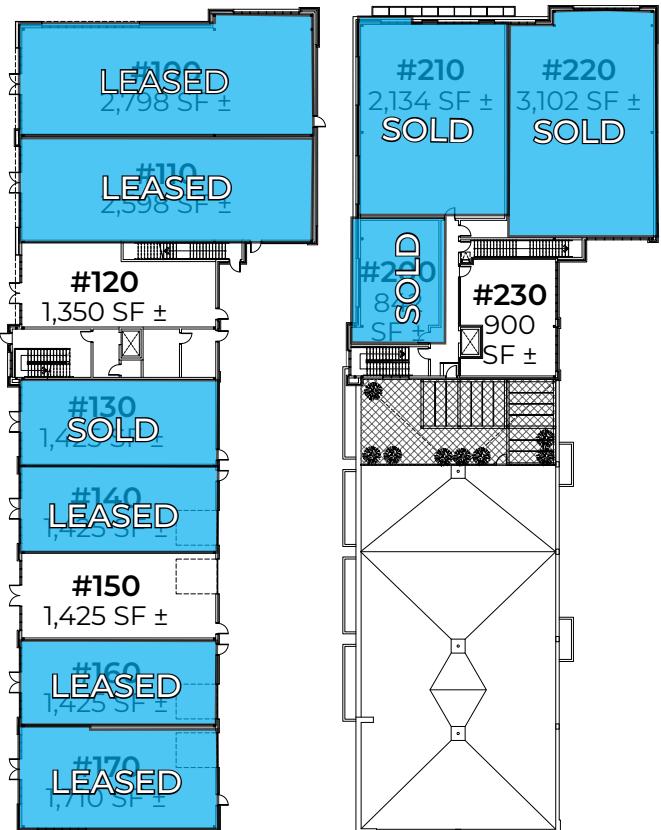
UNIT #	SIZE (SQ FT ±)	\$ PER SQ FT	LIST PRICE	LEASE RATE
101 (1)	2,798	\$389	SOLD	\$1,089,000
111 (2)	2,598	\$384	LEASED	\$25.00/sq ft
121 (3)	1,350	\$369	SOLD	\$25.00/sq ft
131 (4)	1,425	\$371.2	SOLD	\$25.00/sq ft
141 (5)	1,425	\$371.2	SOLD	\$25.00/sq ft
151 (6)	1,425	\$371.2	LEASED	\$25.00/sq ft
161 (7)	1,425	\$371.2	LEASED	\$25.00/sq ft
171 (8)	1,710	\$367	SOLD	\$25.00/sq ft

897 Pembina Road - Second Floor

UNIT #	SIZE (SQ FT ±)	\$ PER SQ FT	LIST PRICE	LEASE RATE
201 (9)	900	\$354.81	SOLD	\$25.00/sq ft
211 (9)	2,858	\$328.56	DAY CARE	\$25.00/sq ft
221 (9)	2,377	\$331.90	SOLD	\$25.00/sq ft
231 (9)	842	\$355.17	SOLD	\$25.00/sq ft

895 Pembina Road - Main Floor

UNIT #	SIZE (SQ FT ±)	\$ PER SQ FT	LIST PRICE	LEASE RATE
100 (10)	2,798	\$374.90	LEASED	\$23.00/sq ft
110 (11)	2,598	\$372.90	LEASED	\$23.00/sq ft
120 (12)	1,350	\$354.81	\$479,000	\$23.00/sq ft
130 (13)	1,425	\$357.10	SOLD	\$23.00/sq ft
140 (14)	1,425	\$357.10	LEASED	\$23.00/sq ft
150 (15)	1,425	\$357.19	\$509,000	\$23.00/sq ft
160 (16)	1,425	\$357.19	LEASED	\$23.00/sq ft
170 (17)	1,710	\$356.19	LEASED	\$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	\$307.56	SOLD	\$23.00/sq ft
210 (20)	2,134	\$327.55	SOLD	\$23.00/sq ft
200 (21)	842	\$355.17	SOLD	\$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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**ROYAL PARK
REALTY™**

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!



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

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