

Schedule a Site Tour Today!



EMERALD PARK NORTH

895/897 Pembina Road, Sherwood Park

FOR SALE OR LEASE

*Commercial Condos
Now Available!*

Another quality development by:

ERICKORP
PROPERTIES
LTD.

TAM
DEVELOPMENTS
LTD.

**62%
SOLD!**



September 5, 2023

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ROYAL PARK
REALTY™

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

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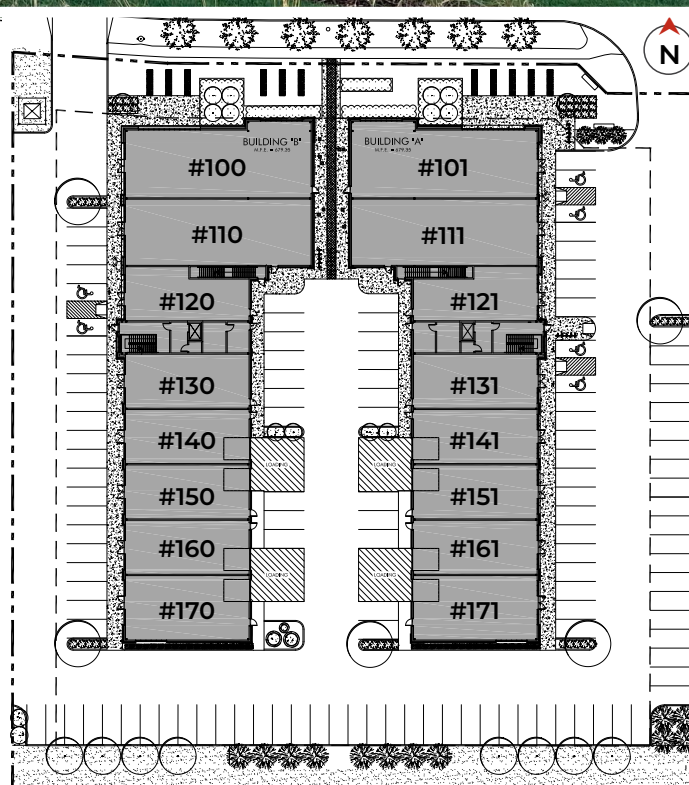
PROPERTY FEATURES

- Corner units with exclusive use patios
- Smaller units ideal for car storage
- Exciting new retail development
- Immediate possession
- Grade loading doors
- Rooftop patio



September 5, 2023

MUNICIPAL ADDRESS	895/897 Pembina Road, Sherwood Park
LEGAL DESCRIPTION	Condominium Plan: 2322788; Units: 1 - 21
ZONING	C2 (Arterial Commercial)
MAIN FLOOR	1,350 - 14,156 sq ft ±
2ND FLOOR	842 - 6,978 sq ft ±
POSSESSION	Immediate
CONDO FEES	\$3.43/sq ft (2023 est.)
PROPERTY TAXES	\$5.00/sq ft (2023 est.)
PARKING	Scramble
SPRINKLERED	Yes
SIGNAGE	Pylon & Building Facade
LOADING	Grade



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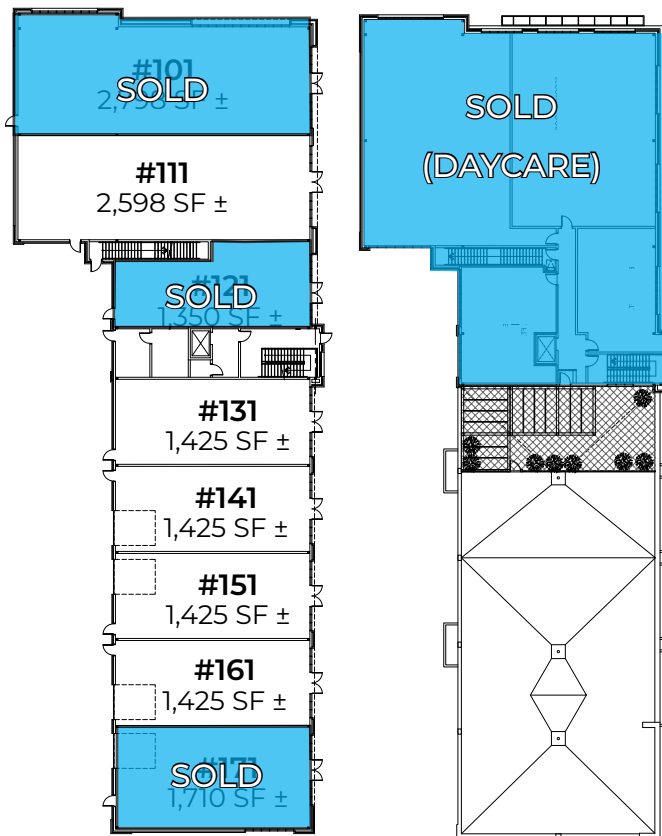
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897 Pembina Road - Main Floor

UNIT #	SIZE (SQ FT)	\$ PER SQ FT	LIST PRICE	LEASE RATE
101 (1)	2,798	\$389. SOLD	\$1,089,000	\$24.00/sq ft
111 (2)	2,598	\$384.53	\$999,000	\$24.00/sq ft
121 (3)	1,350	\$369. SOLD	\$498,150	\$23.00/sq ft
131 (4)	1,425	\$371.23	\$529,000	\$23.00/sq ft
141 (5)	1,425	\$371.23	\$529,000	\$23.00/sq ft
151 (6)	1,425	\$371.23	\$529,000	\$23.00/sq ft
161 (7)	1,425	\$371.23	\$529,000	\$23.00/sq ft
171 (8)	1,710	\$367. SOLD	\$629,000	\$23.00/sq ft

897 Pembina Road - Second Floor

UNIT #	SIZE (SQ FT)	\$ PER SQ FT	LIST PRICE	LEASE RATE
201 (9)	900	\$354. SOLD	\$319,000	\$22.00/sq ft
211 (9)	2,858	DAY CARE \$328. SOLD	\$939,000	\$20.00/sq ft
221 (9)	2,377	DAY CARE \$331. SOLD	\$789,000	\$20.00/sq ft
231 (9)	842	\$355. SOLD	\$299,000	\$22.00/sq ft

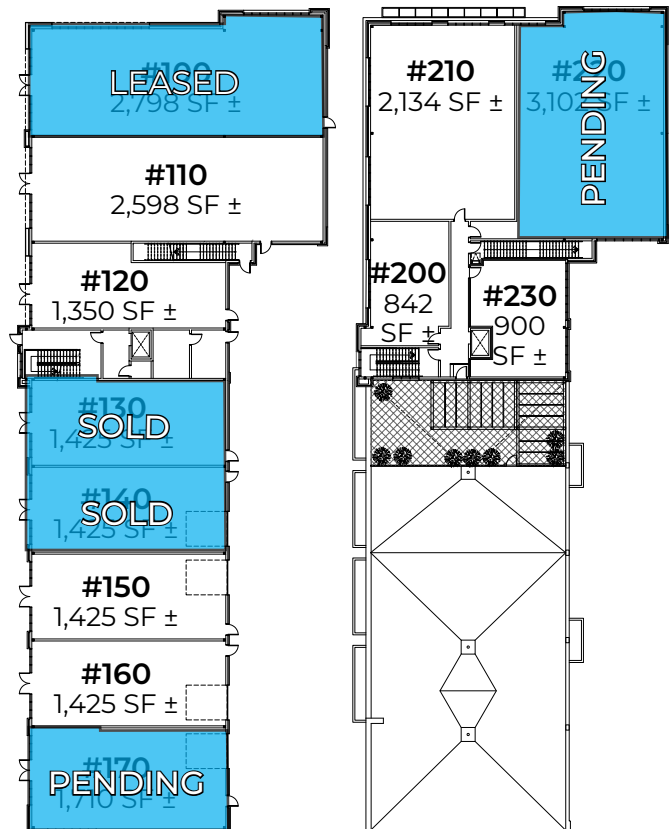


895 Pembina Road - Main Floor

UNIT #	SIZE (SQ FT)	\$ PER SQ FT	LIST PRICE	LEASE RATE
100 (10)	2,798	\$374. LEASED	\$1,049,000	\$22.00/sq ft
110 (11)	2,598	\$372.97	\$969,000	\$22.00/sq ft
120 (12)	1,350	\$354.81	\$479,000	\$21.00/sq ft
130 (13)	1,425	\$357. SOLD	\$509,000	\$21.00/sq ft
140 (14)	1,425	\$357. SOLD	\$509,000	\$19/sq ft
150 (15)	1,425	\$357.19	\$509,000	\$19.00/sq ft
160 (16)	1,425	\$357.19	\$509,000	\$19.00/sq ft
170 (17)	1,710	\$35 PENDING	\$609,000	\$19.00/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	\$20.00/sq ft
220 (19)	3,102	\$31 PENDING	\$954,000	\$18.00/sq ft
210 (20)	2,134	\$327.55	\$699,000	\$18.00/sq ft
200 (21)	842	\$355.11	\$299,000	\$20.00/sq ft



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➤ LOCATION

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

➤ Lowes	Canadian Tire
➤ Walmart Supercentre	Winners
➤ Sportchek	PetSmart
➤ Old Navy	Golf Town ... and more!



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895/897 Pembina Road, Sherwood Park

► DEMOGRAPHICS



98,381
Population



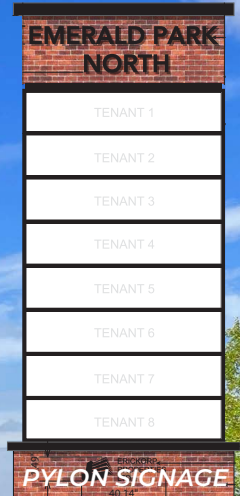
\$160,655
Average Income



1.4 Million
Market Area Pop'l



39
Avg. Age



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Sherwood Park's Newest Commercial Development

EMERALD PARK NORTH

895/897 Pembina Road, Sherwood Park



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Register your interest by contacting:

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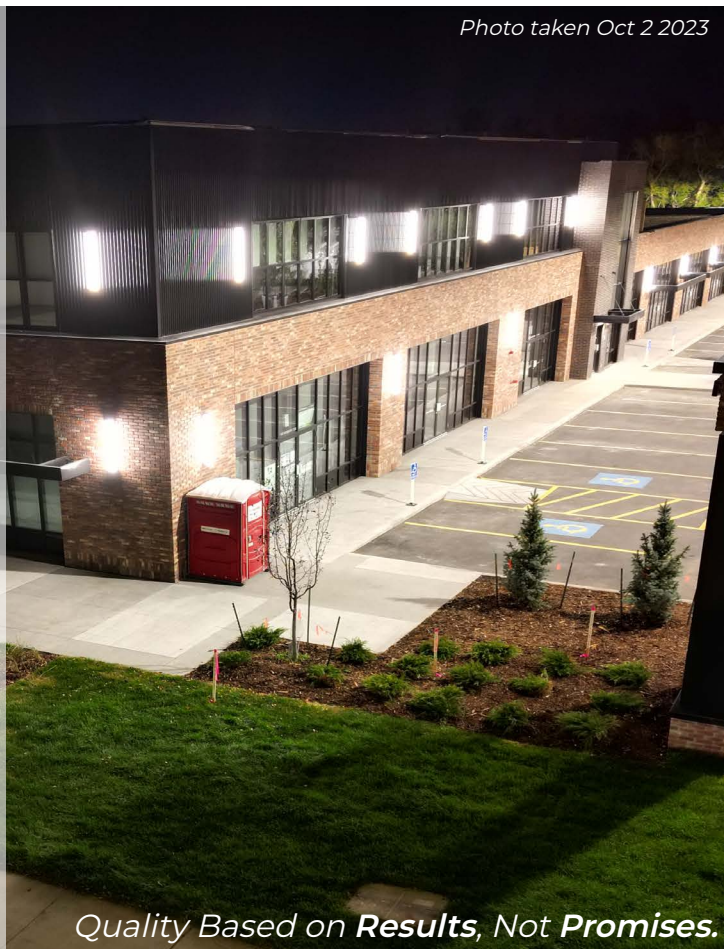
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NOW SEEKING:

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

Photo taken Oct 2 2023



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



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