

EMERALD PARK NORTH CONDOS AVAILABLE FOR SALE/LEASE

895/897 Pembina Road, Sherwood Park

62%
SOLD!

Join retailers:

- Emerald Park Daycare
- Work Life Workwear
- Nest Family Counselling
- The Agency ... and more!

Another quality development by:

ERICKORP
PROPERTIES
LTD.

TAM
DEVELOPMENTS
LTD.



Schedule a Site Tour Today!

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ROYAL PARK
REALTY™

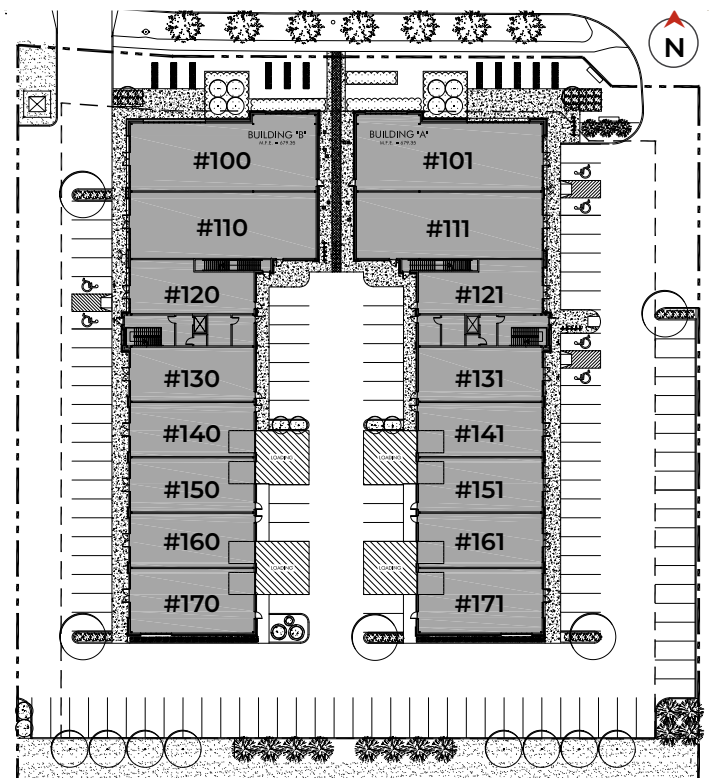
T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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

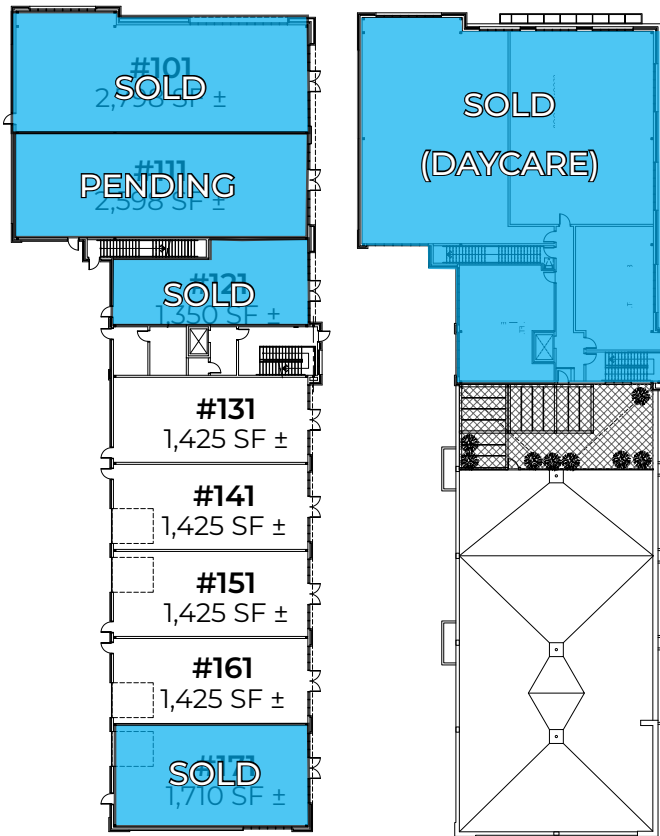
MUNICIPAL ADDRESS	895/897 Pembina Road, Sherwood Park
LEGAL DESCRIPTION	Condominium Plan: 2322788; Units: 1 - 21
ZONING	C2 (Arterial Commercial)
MAIN FLOOR	1,350 - 14,156 sq ft ±
2ND FLOOR	842 - 6,978 sq ft ±
POSSESSION	Immediate
CONDO FEES	\$3.43/sq ft (2024 est.)
PROPERTY TAXES	\$5.00/sq ft (2024 est.)
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	\$24.00/sq ft
111 (2)	2,598	\$372.97	PENDING \$999,000	\$24.00/sq ft
121 (3)	1,350	\$369.1	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	\$367.8	SOLD \$629,000	\$23.00/sq ft

897 Pembina Road - Second Floor

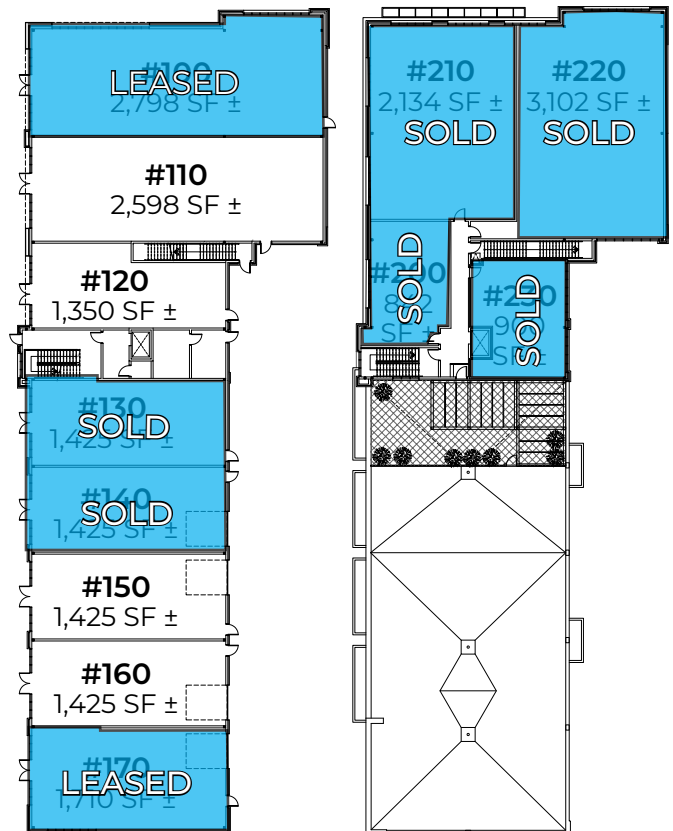
UNIT #	SIZE (SQ FT)	\$ PER SQ FT	LIST PRICE	LEASE RATE
201 (9)	900	\$354.1	SOLD \$319,000	\$22.00/sq ft
211 (9)	2,858	\$328.9	SOLD \$939,000	\$20.00/sq ft
221 (9)	2,377	\$331.9	SOLD \$789,000	\$20.00/sq ft
231 (9)	842	\$355.1	SOLD \$299,000	\$22.00/sq ft

895 Pembina Road - Main Floor

UNIT #	SIZE (SQ FT)	\$ PER SQ FT	LIST PRICE	LEASE RATE
100 (10)	2,798	\$374.9	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	\$357.1	SOLD \$509,000	\$21.00/sq ft
140 (14)	1,425	\$357.1	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	\$356.1	LEASED \$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	\$354.1	SOLD \$319,000	\$20.00/sq ft
220 (19)	3,102	\$307.5	SOLD \$954,000	\$18.00/sq ft
210 (20)	2,134	\$327.5	SOLD \$699,000	\$18.00/sq ft
200 (21)	842	\$355.1	SOLD \$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

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



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For Sale or Lease | Emerald Park North

895/897 Pembina Road, Sherwood Park

► DEMOGRAPHICS



98,381
Population



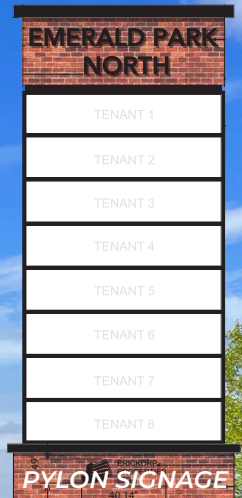
\$160,655
Average Income



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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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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