

Schedule a Site Tour Today!



EMERALD PARK NORTH

895/897 Pembina Road, Sherwood Park

NOW PRE-SELLING & PRE-LEASING

Commercial Condos
Q4 2023

Another quality development by:

ERICKORP
PROPERTIES
LTD.

TAM
DEVELOPMENTS
LTD.



September 5, 2023

SCOTT ENDRES

Partner, Broker

T 780.423.7588

C 780.720.6541

scott@royalparkrealty.com

JOEL WOLSKI

Director, Associate

T 780.423.7599

C 780.904.5630

joel@royalparkrealty.com



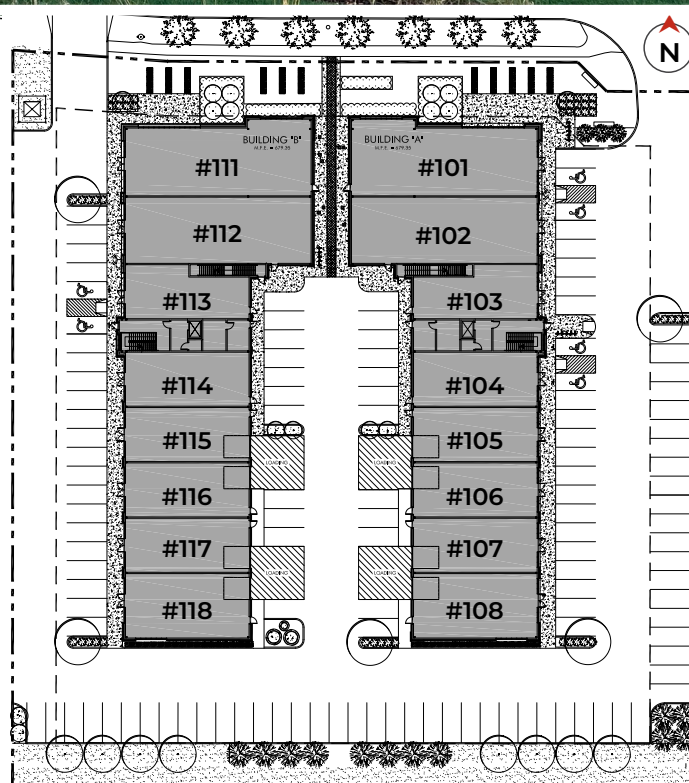
ROYAL PARK
REALTY™

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

royalparkrealty.com

PROPERTY FEATURES

- Corner units with exclusive use patios
- Smaller units ideal for car storage
- Exciting new retail development
- Possession October 2023
- Grade loading doors
- Rooftop patio



MUNICIPAL ADDRESS	895/897 Pembina Road, Sherwood Park
LEGAL DESCRIPTION	Plan: 1425559; Block: 248; Lot: 7
ZONING	C2 (Arterial Commercial)
MAIN FLOOR	1,350 - 14,156 sq ft ±
2ND FLOOR	842 - 6,978 sq ft ±
POSSESSION	October 2023
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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897 Pembina Road - Main Floor

UNIT #	SIZE (SQ FT)	\$ PER SQ FT	LIST PRICE	LEASE RATE
101	2,798	\$389.2	SOLD \$1,089,000	\$24.00/sq ft
102	2,598	\$369.2	PENDING \$999,000	\$24.00/sq ft
103	1,350	\$369.2	SOLD \$498,150	\$23.00/sq ft
104	1,425	\$369.2	PENDING \$529,000	\$23.00/sq ft
105	1,425	\$369.2	PENDING \$529,000	\$23.00/sq ft
106	1,425	\$369.2	PENDING \$529,000	\$23.00/sq ft
107	1,425	\$369.2	PENDING \$529,000	\$23.00/sq ft
108	1,710	\$369.2	PENDING \$629,000	\$23.00/sq ft

897 Pembina Road - Second Floor

UNIT #	SIZE (SQ FT)	\$ PER SQ FT	LIST PRICE	LEASE RATE
201	900	\$354.4	SOLD \$319,000	\$22.00/sq ft
202	2,858	\$328.5	SOLD \$939,000	\$20.00/sq ft
203	2,377	\$331.9	SOLD \$789,000	\$20.00/sq ft
204	842	\$355.1	SOLD \$299,000	\$22.00/sq ft

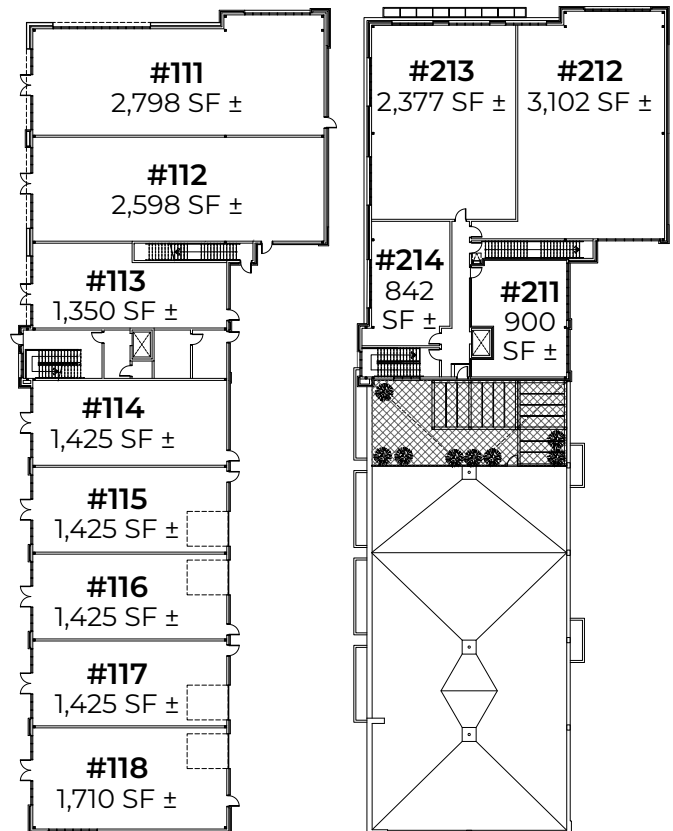


895 Pembina Road - Main Floor

UNIT #	SIZE (SQ FT)	\$ PER SQ FT	LIST PRICE	LEASE RATE
111	2,798	\$374.91	\$1,049,000	\$24.00/sq ft
112	2,598	\$372.97	\$969,000	\$24.00/sq ft
113	1,350	\$354.81	\$479,000	\$23.00/sq ft
114	1,425	\$357.19	\$509,000	\$23.00/sq ft
115	1,425	\$357.19	\$509,000	\$23.00/sq ft
116	1,425	\$357.19	\$509,000	\$23.00/sq ft
117	1,425	\$357.19	\$509,000	\$23.00/sq ft
118	1,710	\$356.14	\$609,000	\$23.00/sq ft

895 Pembina Road - Second Floor

UNIT #	SIZE (SQ FT)	\$ PER SQ FT	LIST PRICE	LEASE RATE
211	900	\$354.44	\$319,000	\$22.00/sq ft
212	3,102	\$307.54	\$954,000	\$20.00/sq ft
213	2,134	\$327.55	\$699,000	\$20.00/sq ft
214	842	\$355.11	\$299,000	\$22.00/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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For Sale or Lease | Emerald Park North

895/897 Pembina Road, Sherwood Park

► DEMOGRAPHICS



98,381
Population



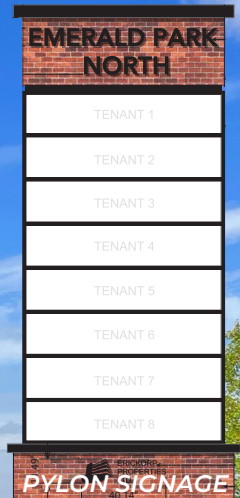
\$160,655
Average Income



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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ERICKORP
PROPERTIES
LTD.

TAM
DEVELOPMENTS

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!



Register your interest by contacting:

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



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