

FOR SALE

EMERALD PARK NORTH CONDO

Unit 101, 897 Pembina Road, Sherwood Park AB



Premier Front Corner Unit

HIGHLIGHTS

- 2,798 sq ft ± current retail space
- Pylon signage opportunities
- Immediate possession
- Grade loading doors
- Rooftop patio access

SCOTT ENDRES

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ROYAL PARK
REALTY™

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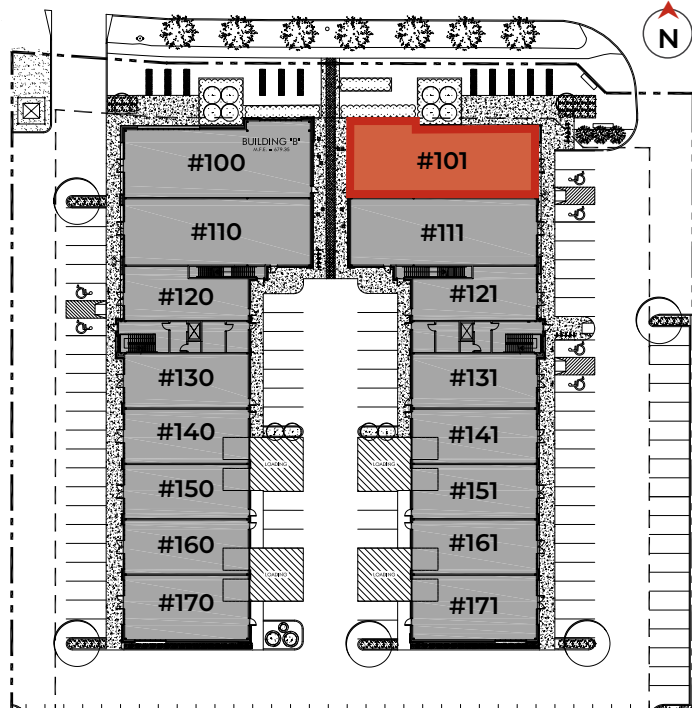
PROPERTY HIGHLIGHTS | Unit 101, 897 Pembina Road, Sherwood Park, AB



Another quality development by:



TAM DEVELOPMENTS



DETAILS & FINANCIALS

MUNICIPAL ADDRESS	Unit 101, 897 Pembina Road, Sherwood Park
LEGAL DESCRIPTION	Condominium Plan: 2322788; Unit: 1
ZONING	C2 (Arterial Commercial)
MAIN FLOOR	2,798 sq ft ±
PARKING	Scramble
SPRINKLERED	Yes
SIGNAGE	Pylon & Building Facade
LOADING	Grade
SALE PRICE	\$1,120,000.00
CONDO FEES	\$3.43/sq ft (2024 est.)
PROPERTY TAXES	\$5.00/sq ft (2024 est.)
POSSESSION	Immediate

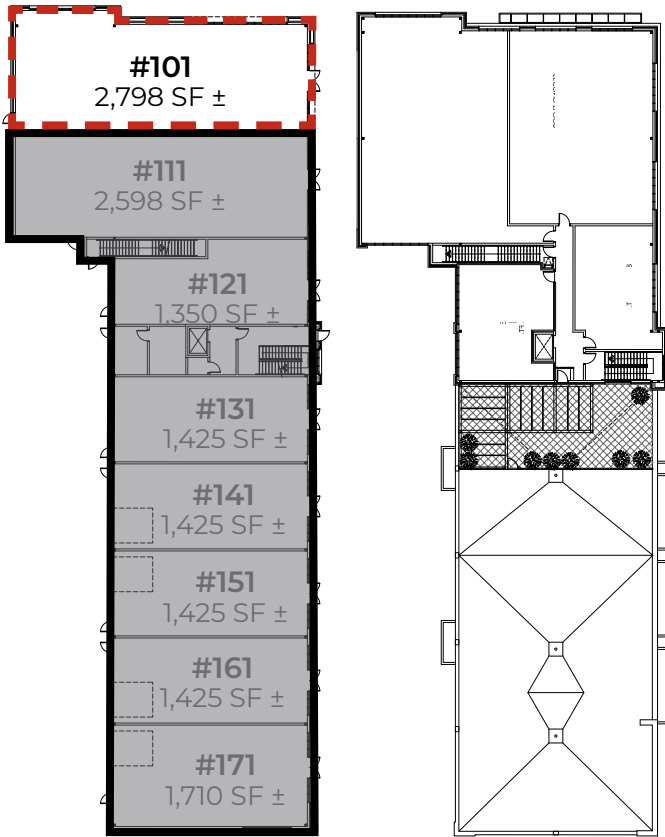


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JOIN RETAILERS

- Emerald Park Daycare
- Nest Family Counselling
- Room 33 Wellness Studio
- The Agency
- and more!

DEMOGRAPHICS



Population
100,362



Average Income
\$165,000



Market Area Pop'l
1.5 Million



Average Age
42



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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.



AMENITIES NEARBY

- | | | | |
|---------------------|------------|-----------------------|-------------------------|
| ➤ Yellowhead | 1 minute | ➤ Rona + | Canadian Tire |
| ➤ Anthony Henday | 5 minutes | ➤ Walmart Supercentre | Winners |
| ➤ Highway 21 | 5 minutes | ➤ Sportchek | PetSmart |
| ➤ Downtown Edmonton | 20 minutes | ➤ Old Navy | Golf Town ... and more! |



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Quality Based on Results, Not Promises.



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