

EXCLUSIVE LISTINGS

SUMMARY

AUGUST 2023

SALE – INDUSTRIAL

EDMONTON

NISKU/LEDUC

OTHER

LEASE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



Office / Warehouse

15847 116 Ave NW,
Edmonton, AB

\$929,000.00

5,760 sq ft (+/-)

- 2,880 sq ft (+/-) per floor
- Upstairs could easily be leased to a separate Tenant
- Lots of parking

[View Brochure](#)

[Marcus Schwabe](#)

New Listing



MC156 Office/ Warehouse Condo

13083 156 Street NW,
Edmonton, AB

\$499,900.00
(lease option)

2,976 sq ft (+/-)

- Developed prime commercial industrial/ office real estate just off 156 Street in NW Edmonton, Alberta
- This bright and clean office / warehouse unit has grade loading, 21'7" ft (+/-) clear ceilings and fully developed office space with three washrooms

[View Brochure](#)

[Thomas Braun](#)



Industrial Condo Units

5908 96 St NW,
Edmonton, AB

\$599,000.00

3,000 sq ft (+/-)

- Turnkey/move-in ready
- 5 ton crane, double compartment sump and heavy power
- 12' x 14' grade door (auto)

[View Brochure](#)

[Marcus Schwabe](#)

New Listing



Winterburn Industrial Property

20103 - 110 Avenue,
Edmonton, AB

\$2,000,000.00

12,120 sq ft on
1.95 acres (+/-)

- Main shop - 8,130 sq ft (+/-); Secondary shop - 3,990 sq ft (+/-)
- Fully fenced yard
- Convenient access to Anthony Henday

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[Eric Stang](#)



Apollo Cladding

7609 - 39 Street,
Leduc AB

\$6,450,000.00

40,350 sq ft on
2.02 acres (+/-)

- Industrial shop with office
- Crane coverage throughout
- Massive power

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[Bert Gaudet](#)



ROYAL PARK
REALTY™

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F 780.955.7764
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SALE – INDUSTRIAL

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Nisku Industrial Facility W/ QE II Exposure

2802-5 Street,
Nisku, AB

\$8,200,000.00
(lease option)

[View Brochure](#)

[Eric Stang](#)

58,000 sq ft on
3.53 acres (+/-)

- Vendor Take Back Mortgage available
- Ideal for manufacturing, fabrication, service or warehousing
- Shop features heavy power, make up air, drive-thru grade loading, exterior craneway & sumps



Nisku Industrial Property

503-19 Avenue,
Nisku, AB

\$2,500,000.00

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[Eric Stang](#)

13,400 sq ft on
2.87 acres (+/-)

- Optional tank farm (one million litre capacity)
- Concrete & gravel yard improvements completed in 2018



Industrial Office/Warehouse

3914 - 77 Avenue,
Leduc AB

\$3,850,000.00

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[Bert Gaudet](#)

14,599 sq ft (+/-)

- Turnkey office/warehouse
- 6,050 sq ft (+/-) cold storage 10-ton crane capable
- 10-ton crane capable

New Listing!



Industrial Warehouse

1401 - 8 Street,
Nisku, AB

\$1,900,000.00

[View Brochure](#)

[Bert Gaudet](#)

18,522 sq ft on
1.12 acres (+/-)

- 11 private offices, washroom, large lunchroom and meeting room
- (1) jib crane, (1) 6.3 ton crane and (1) 2 ton crane
- (1) 14' x 16' OH door, (3) 14' x 14' OH doors



52.71 Acres With 2,400 Sf Heated Shop

Rochester, AB

\$525,000.00

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[Marcus Schwabe](#)

2,400 sq ft on
53.71 acres (+/-)

- Heated shop with 800 sq ft (+/-) mezzanine
- In floor heating in shop floor
- 3 titles (48.64 acres, 2.97 acres, and 1.10 acres)

Price Reduced!



Nisku Industrial Facility

1607-10 Street,
Nisku, AB

\$10,200,000.00
(lease option)

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[Joel Wolski](#)

36,425 sq ft on
7.49 acres (+/-)

- Ideal for manufacturing, fabrication, service or warehousing
- Modern two-storey office
- Shop features heavy power, make up air, drive-thru grade loading, exterior craneway & sumps



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Warehouse Bays Fenced Storage

11128 - 83 Avenue,
Fort Saskatchewan, AB

Market
(lease options)

2,250 - 4,500
sq ft (+/-)

- Bay #108 (2,250 sq ft +/-), #112 and #114 (2,250 - 4,500 sq ft +/-)
- 12' x 14' OH grade loading doors
- 1 washroom per bay

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[Tyler Weiman](#)



Panther Transload Facility

310 Park Road,
Sturgeon Industrial Park,
Sturgeon County, AB

\$6,600,000.00

9.93 acres (+/-)

- Rail liquid transload facility
- Working capacity for 53 rail cars every 2 days
- Site serviced with domestic water, sanitary water, electricity and natural gas

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[Gary Antoniuk](#)



Industrial Bay In Acheson

#128, 11386 255 St.,
Acheson, AB

\$499,000.00

1,943 sq ft (+/-)

- Sump pump
- 14' tall x 12' wide OH grade door
- High visibility
- 22' ceiling height

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[Marcus Schwabe](#)



Sturgeon County Industrial Facility

55112 Range Road 825,
Sturgeon County, AB

Market

22,444 sq ft on
34.35 acres (+/-)

- Home of the Stratotech Park International Raceway
- The 1.8 km synthetic track features (3) three configurations
- Large graveled yard area, fully fenced and gated with perimeter lighting

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[Tyler Weiman](#)



Panther Transload Facility on 40.648 Acres

310 Park Road,
Sturgeon Industrial Park,
Sturgeon County, AB

\$13,600,000.00

40.648 acres
(+/-)

- Rail liquid transload facility
- Working capacity for 53 rail cars every 2 days
- Site serviced with domestic water, sanitary water, electricity and natural gas

[View Brochure](#)

[Gary Antoniuk](#)



Sherwood Park Industrial Facility

8000 Buckingham Drive,
Sherwood Park, AB

\$11,500,000.00
(lease option)

34,320 sq ft on
3.66 acres (+/-)

- 8 drive-thru bays
- Fenced yard with dual access points
- Move in ready

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[Scott Endres](#)



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Industrial/Warehouse Bay

11129 - 83 Avenue,
Fort Saskatchewan, AB

Market
(lease options)

7,700 sq ft (+/-)

- End cap bay available
- Partially fenced and gated compound
- (1) 14' x 16' OH grade door and (1) 12' x 14' OH grade door with dual compartment sumps

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[Tyler Weiman](#)



979 Fir

#210, 979 Fir Street,
Sherwood Park, AB

\$799,000.00
(lease option)

2,844 sq ft (+/-)

- End-cap, flex condominium unit
- South-facing property with exposure to Wye Road with front parking and oversized rear parking and marshalling area
- Two overhead, grade-level loading doors

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[Thomas Braun](#)



12.8 Acres With Office & Shop

51016 Range Road 30,
Leduc County, AB

\$500,000.00

4,353 sq ft on
12.8 acres (+/-)

- Zoned for Highway Commercial
- 4,353 sq ft (+/-) free standing building
- Yard packed for heavy equipment

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[Kelly Gibbon](#)



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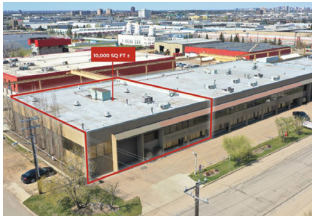
SALE

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Industrial Shop/ Office W/Cranes

3704-93 Street NW,
Edmonton, AB

Market

10,000 sq ft (+/-)

- 10,000 sq ft (+/-) shop/office space available
- 3 (10-ton) cranes including 2 exterior craneways
- 3 - 18' x 16' OH grade doors

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[Joel Wolski](#)



Industrial Office/ Shop

9021-24 Street NW,
Edmonton, AB

\$12.00/sq ft

6,911 sq ft (+/-)

- Multiple private offices and two boardrooms
- Kitchenette
- Grade loading doors

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[Scott Endres](#)



Industrial Lot

14710 Mark Messier Trail,
Edmonton, AB

\$120,000/yr

2,000 sq ft on
1 acre (+/-)

- Zoned IB (Industrial Business) which allows for a wide variety of uses
- Great showroom with 3 offices, washroom and storage area
- Direct exposure on Mark Messier Trail (Highway 2)

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[Scott Endres](#)



149 St. Centre Warehouse/Office

14819 118 Avenue NW,
Edmonton, AB

Contact
Associate

4,800 - 48,190
sq ft (+/-)

- Front loading retail/warehouse space for lease well-situated in NW Edmonton
- Up to 6 dock level loading doors, bumpers and levelers with generous marshalling area
- Warehouse clear ceiling heights of 18' - 20' (+/-) with 32' x 24' and 40' - 60' x 19' column spacing

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[Thomas Braun](#)



Double L Industrial Office

8917 13 Street,
Edmonton, AB

\$12.00/sq ft

4,945 sq ft (+/-)

- Second floor office space off 17th Street in Strathcona County, AB
- Built in 2010 with executive offices and high-utility shop and yard
- Second floor office has a separate entrance, 5 offices, boardroom, admin area, 2 washrooms and a large training or storage area

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[Thomas Braun](#)



Industrial Office/ Warehouse

1220 70 Avenue NW,
Edmonton, AB

\$9.00/sq ft

18,300 sq ft (+/-)

- 1,800 sq ft (+/-) front office space
- In-floor heating in warehouse
- (4) 14' x 14' OH grade doors

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FS 170

\$14.50/ sq ft

4,720 sq ft (+/-)

- Bright, corner-unit flex space off 170 Street in NW Edmonton
- Exposure to 28,900 vehicles per workday (City of Edmonton, 2020)
- Excellent ratio of showroom to warehouse with free span showroom

11267 - 170 Street NW,
Edmonton, AB

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[Thomas Braun](#)



New Listing!

MC156 Office/ Warehouse Condo

\$11.99/ sq ft
(purchase
option)

2,976 sq ft (+/-)

- Developed prime commercial industrial/ office real estate just off 156 Street in NW Edmonton, Alberta
- This bright and clean office / warehouse unit has grade loading, 21'7" ft (+/-) clear ceilings and fully developed office space with three washrooms

13083 156 Street NW,
Edmonton, AB

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Yellowhead & Gretzky Industrial Bldg

\$7.90/sq ft

17,000 - 22,346
sq ft (+/-)

- Up to 1.0 acres of secured/lit, compacted gravel rear yard space w/ video and thermal imaging security
- Heavy power, heavy water & fibre optic services
- Dock and grade loading

12325 Mount Lawn Rd,
Edmonton, AB

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[Scott Endres](#)



Industrial Condo Unit

\$599,000.00

3,000 sq ft (+/-)

- Turnkey/move-in ready
- Unit was recently improved (paint/flooring/ lighting)
- 5 ton crane, double compartment sump and heavy power

5908 96 Street NW,
Edmonton, AB

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[Marcus Schwabe](#)



Winterburn Industrial Property

\$12.80/sq ft
(purchase
option)

12,120 sq ft on
1.95 acres (+/-)

- Main Shop: 8,130 sq ft (+/-), Secondary Shop: 3,990 sq ft (+/-)
- Two shops on 1.95 acres (+/-)
- Fully fenced yard

20103 - 110 Avenue,
Edmonton, AB

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[Eric Stang](#)



Small Industrial Bays

\$10.00/sq ft

2,700 sq ft (+/-)

- Two 12' x 14' overhead doors
- Scissor lift
- 600Amp transformer

202, 212, 213 - 3910 84
Avenue,
Leduc, AB

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Nisku Industrial Facility

1607-10 Street,
Nisku, AB

Market
(purchase
option)

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[Joel Wolski](#)

36,425 sq ft on
7.49 acres (+/-)

- Ideal for manufacturing, fabrication, service or warehousing
- Modern two-storey office
- Shop features heavy power, make up air, drive-thru grade loading, exterior craneway & sumps



Nisku Industrial Facility

2802-5 Street,
Nisku, AB

\$9.75/ sq ft
(purchase
option)

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[Eric Stang](#)

58,000 sq ft on
3.53 acres (+/-)

- Ideal for manufacturing, fabrication, service or warehousing
- Shop features heavy power, make up air, drive-thru grade loading, exterior craneway & sumps
- Fully paved yard is fenced & gated with 2 access points



Leduc Commercial Condos

4619 - 61 Avenue,
Leduc, AB

\$13.00/sq ft

2,400 sq ft (+/-)

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[Eric Stang](#)

- 1 bay available
- Ample parking, overhead doors and mezzanine

New Listing!



Industrial Warehouse

1401 8 Street,
Nisku, AB

\$12,000/mo

18,522 sq ft on
1.12 acres (+/-)

[View Brochure](#)

[Bert Gaudet](#)

- 11 private offices, washroom, large lunchroom and meeting room
- (1) jib crane, (1) 6.3 ton crane and (1) 2 ton crane
- (1) 14' x 16' OH door, (3) 14' x 14' OH doors

New Listing!



Industrial Bay With Yard

7106 42 Street,
Leduc, AB

Market

7,250 sq ft (+/-)

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[Kelly Gibbon](#)

- Modern building located in Leduc Business Park
- 2 overhead doors
- Turn key office development included in lease rate



Build To Suit Opportunity On 3.58 Acres

13 Street & 90 Avenue,
Strathcona County, AB

Market

20,659 sq ft on
3.58 acres (+/-)

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[Tyler Weiman](#)

- Build to suit in Laurin Industrial Park
- Ability to collaborate with Eagle Builders for flexible build options
- Four drive-thru loading bays with option for drive-thru wash bay



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Warehouse Bays Fenced Storage

11128 - 83 Avenue, Fort Saskatchewan, AB

Market-
(purchase
option)

2,250 - 4,500
sq ft (+/-)

- Bay #108 (2,250 sq ft +/-), #112 and #114 (2,250 - 4,500 sq ft +/-)
- 12' x 14' OH grade loading doors
- 1 washroom per bay

[View Brochure](#)

[Tyler Weiman](#)



Office/Warehouse Bays

11121 83 Avenue,
Fort Saskatchewan, AB

Market

2,800 - 4,400
sq ft (+/-)

- Bay #101 (2,800 sq ft +/-) Two storey office space consists of 6 offices, with Fibre Optik, reception area, kitchen, washrooms(shower) and utility rooms
- Bay #119 (4,400 sq ft +/-) Industrial bay consisting of (1) 16' x 16' OH grade door, (1) 12' x 14' OH grade door, (2) washrooms and dual compartment sumps

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[Tyler Weiman](#)



Large Storage Building

52517 Range Road 224,
Sherwood Park, AB

\$11,500/month

16,200 sq ft (+/-)

- Newer heated building 3 miles east of Sherwood Park
- 12 ft (+/-) ceilings
- Easy access for commercial vehicles

[View Brochure](#)

[Joel Wolski](#)



Sherwood Park Industrial Facility

8000 Buckingham Drive,
Sherwood Park, AB

\$21.00/sq ft
(purchase
option)

34,320 sq ft on
3.66 acres (+/-)

- 8 drive-thru bays
- Fenced yard with dual access points
- Move in ready

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[Scott Endres](#)



Industrial Warehouse Bay

#117, 11129 - 83 Avenue,
Fort Saskatchewan, AB

Market-
(purchase
option)

7,700 sq ft (+/-)

- End cap bay available
- Partially fenced and gated compound
- (1) 14' x 16' OH grade door and (1) 12' x 14' OH grade door with dual compartment sumps

[View Brochure](#)

[Tyler Weiman](#)

New Listing!



979 Fir

#210, 979 Fir Street,
Sherwood Park, AB

\$17.99/sq ft

2,844 sq ft (+/-)

- End-cap, flex condominium unit
- South-facing property with exposure to Wye Road with front parking and oversized rear parking and marshalling area
- Two overhead, grade-level loading doors

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