

EXCLUSIVE LISTINGS

SUMMARY

AUGUST 2023

SALE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

LEASE

PROPERTY

PRICE

SIZE

HIGHLIGHTS

Price Reduced!



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](#)



Midtown Business Centre Condo

11320 119 Street NW,
Edmonton, AB

\$385,037.00
(\$244/sq ft)
(lease option)

1,578 sq ft (+/-)

- Office unit has 12 ft clear ceilings, bright open layout with separate utilities and HVAC
- It is in white box and shell condition, ready for development
- Businesses include crossfit, coffee shop, therapeutic spa, professional office, nails, aesthetics, home builders and more

[View Brochure](#)

[Thomas Braun](#)



Glenwood Office Condo

15736 - 100 Avenue NW,
Edmonton, AB

\$366,000.00

1,226 sq ft (+/-)

- Main floor move-in ready office condo
- Ideal for a variety of professional users
- Building signage available, transit routes and amenities nearby

[View Brochure](#)

[Scott Endres](#)

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](#)

Price Reduced!



Commercial Building With Residential

19 Wheatland Ave,
Smoky Lake, AB

\$65,000.00

1,414 sq ft (+/-)

- Immediate occupancy available
- Currently 2 commercial spaces in front with 2 bedroom residential in back
- 2 commercial front doors

[View Brochure](#)

[Marcus Schwabe](#)



ROYAL PARK
REALTY™

NISKU OFFICE
T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

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

royalparkrealty.com

SALE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



979 Fir

#210, 979 Fir Street,
Sherwood Park, AB

\$799,000.00
(lease option)

[View Brochure](#)

[Thomas Braun](#)

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



Emerald Park North

895/897 Pembina Road,
Sherwood Park, AB

\$299,000.00 -
\$2,586,150.00
(lease options)

[View Brochure](#)

[Scott Endres](#)

842 - 7,221
sq ft (+/-)

- Sherwood Park's newest commercial development
- Possession Q3 2023
- Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive



ROYAL PARK
REALTY™

NISKU OFFICE

T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

EDMONTON OFFICE

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

royalparkrealty.com

LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



MC156 Office/ Warehouse Condo

13083 156 Street NW,
Edmonton, AB

\$11.99/sq ft
(purchase
option)

2,976 sq ft (+/-)

[View Brochure](#)

[Thomas Braun](#)

- 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



Meridian Place Retail Bay

7603 - 50 Street NW,
Edmonton, AB

\$15.00/sq ft

2,000 sq ft (+/-)

[View Brochure](#)

[Dave Quest](#)

- Ample surface parking - 3 stalls per 1,000 sq ft
- Tenant improvement package available
- Opportunity for exterior building signage as well as pylon signage



Meridian Place

7657 50 Street NW,
Edmonton, AB

\$16.00/sq ft

11,700 sq ft (+/-)

[View Brochure](#)

[Dave Quest](#)

- Newer building with flexible floor plan
- 2,000 sq ft to 8,000 sq ft (+/-) of undeveloped, demisable space
- 3,700 sq ft (+/-) of build out office space



Ellerslie Office/Retail Space

2332 Ellwood Drive SW,
Edmonton, AB

\$25.00/sq ft

1,475 sq ft (+/-)

[View Brochure](#)

[Joel Wolski](#)

- Main floor office/retail space
- Excellent access to 91 Street, Ellerslie Road and Anthony Henday
- Join U-Store-It, Kumon, Pure Wellness Studio and more



Adtel Office Building

11630 Kingsway NW,
Edmonton AB

Starting at
\$900.00/mo

900 - 1,800
sq ft (+/-)

[View Brochure](#)

[Thomas Braun](#)

- Choose from one-off executive offices (120sf +/-) on a short-term basis to eight offices with reception (1,800sf +/-) on a longer-term basis.
- Shared amenities include 18ft +/- ceiling boardroom, two meeting rooms, reception, waiting area, and fully fixtured kitchen/lunchroom
- Parking is gated and fenced



119 Street Character Office Space

11302-119 Street NW,
Edmonton, AB

Starting at
\$9.75/sq ft

868 & 1,842
sq ft (+/-)

[View Brochure](#)

[Joel Wolski](#)

- Open high beam ceiling and exposed brick
- Build outs include executive offices, reception areas, large boardrooms & open work spaces
- Ideal for many professional users including accountant, lawyer, consulting firms, administrative and more



ROYAL PARK
REALTY™

NISKU OFFICE
T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

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

royalparkrealty.com

LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



Meridian Place

7605 50 Street NW,
Edmonton, AB

\$12.00/sq ft

8,900 sq ft (+/-)

[View Brochure](#)

[Dave Quest](#)

- Executive office space with flexible floor plan
- Ample surface parking
- Opportunity for exterior building signage as well as pylon signage



Midtown Business Centre Condo

11320 119 Street NW,
Edmonton, AB

\$9.99/sq ft net

1,578 sq ft (+/-)

[View Brochure](#)

[Thomas Braun](#)

- Office unit has 12 ft clear ceilings, bright open layout with separate utilities and HVAC
- It is in white box and shell condition, ready for development
- Businesses include crossfit, coffee shop, therapeutic spa, professional office, nails, aesthetics, home builders and more



Office Space In United Building

10650 - 113 Street NW,
Edmonton AB

\$5,950.00/
month

3,300 sq ft (+/-)

[View Brochure](#)

[Thomas Braun](#)

- Bright, hip and modern tech-like offices in central Edmonton
- Layout includes (6) offices, (1) kitchen, (1) boardroom, (1) creative/lounge area (2) bullpen/ open areas, (2) dedicated washrooms and simple, out-front parking
- Building is geared towards tech and incubator-like companies and startups



Double L Industrial Office

8917 13 Street,
Edmonton, AB

\$12.00/sq ft

4,945 sq ft (+/-)

[View Brochure](#)

[Thomas Braun](#)

- 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



Retail/Office/Medical

8603 118 Avenue NW,
Edmonton, AB

\$1,500.00/month

500 sq ft (+/-)

[View Brochure](#)

[Tyler Weiman](#)

- Suitable for a wide range of retail, office or medical uses
- High exposure on 118 Avenue
- Building signage and parking available



Shoppes At NW Crossing

180 Mistatim Road NW,
Edmonton, AB

\$19.00/sq ft

2,213 sq ft (+/-)

[View Brochure](#)

[Scott Endres](#)

- Tenant Incentive! 9 months free net rent on a 5 year term
- Shell space ready for Tenant fixturing
- High profile retail location located at the corner of 137 Avenue & Mark Messier (St. Albert) Trail



ROYAL PARK
REALTY™

NISKU OFFICE
T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

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

royalparkrealty.com

LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



119 Street Office Space

10804 - 119 Street NW,
Edmonton, AB

\$14.00/ sq ft

2,300 sq ft (+/-)

- Fully built out office
- Open concept office space with four private offices, boardroom and kitchenette
- Minutes from the downtown core

[View Brochure](#)

[Scott Endres](#)



6,720 Sq Ft Second Floor Space

8407 Argyll Road,
Edmonton, AB

\$9.00/sq ft

6,720 sq ft (+/-)

- Large open space with a number of smaller rooms
- Great for daycare or professional offices
- Full second floor with elevator access
- Large front signage available

[View Brochure](#)

[Marcus Schwabe](#)



Professional Office Space at UMC Centre

14020 128 Avenue NW,
Edmonton AB

Starting at
\$1,657/mo

830 or 1,610
sq ft (+/-)

- High visibility location fronting St. Albert Trail just 0.5 km from Yellowhead Trail
- Professionally managed office building with free surface parking and available underground parking
- 1.5 km from Christy's Corner (Moxie's, Famoso, Mucho Burrito, etc.)

[View Brochure](#)

[Thomas Braun](#)



Fixtured Dental Office Normed Professional

50 Brentwood Blvd.,
Sherwood Park AB

\$20.00/sq ft

3860 - 5,279
sq ft (+/-)

- Fixtured dental office with 8 examination rooms
- Second floor end wrap around unit
- High visibility building on Brentwood Blvd

[View Brochure](#)

[Marcus Schwabe](#)



Office / Retail Space

48 & 50 Brentwood Blvd.,
Sherwood Park, AB

\$15.00/sq ft -
\$20.00/sq ft

881 - 5,279
sq ft (+/-)

- Great location in central Sherwood Park
- Great for all medical, dental and retail/office uses
- First and second floor space available

[View Brochure](#)

[Marcus Schwabe](#)



Super 8 Business Centre

26 Strathmoor Drive,
Sherwood Park, AB

See Brochure

522 - 2,893
sq ft (+/-)

- 5 units (4 office units, 1 retail unit)
- Common washrooms for smaller offices
- Excellent access to Broadmoor Blvd, Yellowhead Hwy and Anthony Henday

[View Brochure](#)

[Joel Wolski](#)



ROYAL PARK
REALTY™

NISKU OFFICE
T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

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

royalparkrealty.com

LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



Main Floor Unit at Wye Business Centre

#420, 450 Ordze Road,
Sherwood Park, AB

\$24.00/sq ft

1,550 sq ft (+/-)

[View Brochure](#)

[Scott Endres](#)

- Main floor retail/office shell space ready for fixturing
- Last remaining main floor vacancy available
- Ideal for medical, professional, financial services, restaurants, retail services and more



Emerald Park North

895/897 Pembina Road,
Sherwood Park, AB

\$20.00/sq ft -
\$24.00/sq ft
(lease options)

842 - 7,221
sq ft (+/-)

[View Brochure](#)

[Scott Endres](#)

- Sherwood Park's newest commercial development
- Possession Q3 2023
- Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive

New Listing!



979 Fir

#210, 979 Fir Street,
Sherwood Park, AB

\$799,000.00
(purchase
option)

2,844 sq ft (+/-)

[View Brochure](#)

[Thomas Braun](#)

- 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



Broadmoor Heritage Plaza

800 Broadmoor Blvd,
Sherwood Park, AB

Starting at
\$20.00/sq ft

1,000 - 8,800
sq ft (+/-)

[View Brochure](#)

[Joel Wolski](#)

- Prime retail plaza strategically located on Broadmoor Blvd. with excellent access
- Available for immediate possession
- Drive-thru opportunity available



Village Park Mall

937 and 957 Fir Street,
Sherwood Park, AB

\$16.00/sq ft -
\$19.00/sq ft

922 - 2,134 sq ft
(+/-)

[View Brochure](#)

[Scott Endres](#)

- High visibility from Wye Road/Sherwood Park Freeway
- Excellent access to Anthony Henday, Sherwood Park Freeway and Whitemud Drive
- Excellent opportunity for office or medical user



2nd Floor Office - Town Crest Plaza

117 Town Crest Road,
Fort Saskatchewan, AB

\$16.00/sq ft

1,450 sq ft (+/-)

[View Brochure](#)

[Marcus Schwabe](#)

- Only 1 unit left
- Up to 10,000 sq ft Build to Suit available
- Walking distance to Dow Centennial Centre



ROYAL PARK
REALTY™

NISKU OFFICE
T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

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

royalparkrealty.com

LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



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

[View Brochure](#)

[Tyler Weiman](#)



Retail /Office / Services /Restaurant Beaumont Plaza

5302 50 Street, Beaumont, AB

\$20.00/sq ft

793 - 7,980 sq ft (+/-)

- High visibility building facing 50 Street
- Various sizes available
- Newly built

[View Brochure](#)

[Marcus Schwabe](#)



Main Floor Commercial Units

1135 St. Albert Trail, St. Albert, AB

\$27.50/sq ft

1,000 – 5,160 sq ft (+/-)

- Main floor space available
- Shell space ready for fixturing
- Located in the northern district of St. Albert along St. Albert Trail

[View Brochure](#)

[Joel Wolski](#)



Nisku Plaza

1002 7 Street, Nisku, AB

\$500.00-\$750.00 /month

Various

- Business centre offices for lease
- Offices come with a desk and reception services
- Use of shared board room and lunchroom

[View Brochure](#)

[Bert Gaudet](#)



ROYAL PARK
REALTY™

NISKU OFFICE

T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

EDMONTON OFFICE

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

royalparkrealty.com