

EXCLUSIVE LISTINGS

SUMMARY

AUGUST 2023

SALE – RETAIL

SALE

LEASE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



Retail Building/ Investment

4926 49 Street,
Redwater, AB

\$975,000.00

[View Brochure](#)

[Marcus Schwabe](#)

6,825 sq ft (+/-)

- Building and land only
- Investment – strong tenant in place
- Tenant is Guardian Pharmacy



Office Condo Midtown Business Centre

11320 - 119 Street,
Edmonton, AB

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

[View Brochure](#)

[Thomas Braun](#)

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, salons

New Listing!



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

Price Reduced!



Commercial Building With Residential

19 Wheatland Ave,
Smoky Lake, AB

\$59,000.00

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[Marcus Schwabe](#)

1,414 sq ft (+/-)

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



Emerald Park North

895/897 Pembina Road,
Sherwood Park, AB

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

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[Scott Endres](#)

1,350 - 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™

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LEASE – RETAIL

EDMONTON

SHERWOOD PARK

OTHER

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FS 170

11267 - 170 Street NW,
Edmonton, AB

\$14.50/ sq ft

4,720 sq ft (+/-)

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[Thomas Braun](#)

- 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



Retail/Office/Medical

8603 118 Avenue NW,
Edmonton, AB

Market

500 sq ft (+/-)

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[Tyler Weiman](#)

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



Meridian Place Retail Bay

7603 - 50 Street NW,
Edmonton, AB

\$15.00/sq ft

2,000 sq ft (+/-)

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[Dave Quest](#)

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



149 St. Centre Warehouse/Retail Space

14819 118 Avenue NW,
Edmonton, AB

Contact Associate

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

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[Thomas Braun](#)

- 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



Shoppes At NW Crossing

180 Mistatim Road NW,
Edmonton, AB

\$19.00/sq ft

2,213 sq ft (+/-)

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[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



Office Condo Midtown Business Centre

11320 - 119 Street NW,
Edmonton, AB

\$9.99/sq ft (purchase option)

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



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Ellerslie Office/Retail Space

2332 Ellwood Drive SW,
Edmonton, AB

\$25.00/sq ft

1,475 sq ft (+/-)

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[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



Calgary Trail Retail Bay

5462 Calgary Trail NW,
Edmonton, AB

\$27.00/sq ft

1,269 sq ft (+/-)

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[Scott Endres](#)

- High exposure retail bay
- Currently built out as a retail clothing store
- High visibility location along Calgary Trail, seeing 34,600 vehicles per average weekday



Village Market

Units #65 and #71, 993 Fir
Street, Sherwood Park, AB

Market

2,573 sq ft &
4,976 sq ft (+/-)

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[Marcus Schwabe](#)

- Village Market is a high profile commercial development located within Sherwood Park
- Easy access to Wye Road, Sherwood Park Freeway and Anthony Henday
- Join Tenants like Safeway, London Dugs, Scotiabank, IHOP and Tim Hortons



Sherwood Centre

Units #60 and #70,
1020 Sherwood Drive,
Sherwood Park, AB

Market

1,128 & 1,145
sq ft (+/-)

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[Marcus Schwabe](#)

- Sherwood Centre is a highly visible commercial development located within Sherwood Park
- Both units can be combined to form 2,273 sq ft (+/-)
- Open shell concept, ready for fixturing



Super 8 Business Centre

26 Strathmoor Drive,
Sherwood Park, AB

See Brochure

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

[View Brochure](#)

[Joel Wolski](#)

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



Main Floor Unit at Wye Business Centre

#420, 450 Ordze Road,
Sherwood Park, AB

\$24.00/sq ft

1,550 sq ft (+/-)

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[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



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Office / Retail Space

48 & 50 Brentwood Blvd.,
Sherwood Park, AB

\$12.00/sq ft -
\$15.00/sq ft

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

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[Marcus Schwabe](#)

- Great location in central Sherwood Park
- Ideal for all medical, dental and retail/office uses
- Current tenants include: Smiles Dental, Daycare and Trendz Optical



Broadmoor Baseline Crossing

975 Broadmoor Blvd.,
Sherwood Park, AB

\$22.00/sq ft

1,000 - 5,010
sq ft (+/-)

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[Marcus Schwabe](#)

- Great location on Baseline Road in Sherwood Park
- Other tenants in area: Local Pub, Joey Sherwood Park, Save-On Foods and Costco
- Great access and parking



Sherwood Plaza

101 Granada Boulevard,
Sherwood Park, AB

\$25.00/sq ft

1,331 & 1,571
sq ft (+/-)

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[Marcus Schwabe](#)

- Great location in Sherwood Park
- Tenants include: Medicine Shoppe, Little Caesars Pizza, Day Care, Vet, Restaurants. Booster Juice, Liquor Barn, Pet Store
- Very good access and parking in a high traffic location



Broadmoor Heritage Plaza

800 Broadmoor Blvd.,
Sherwood Park, AB

Starting at
\$20.00/sq ft

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

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[Joel Wolski](#)

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



Emerald Park North

895/897 Pembina Road,
Sherwood Park, AB

\$20.00/sq ft -
\$24.00/sq ft
(purchase 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



Fixtured Dental Office Normed Professional

50 Brentwood Blvd.,
Sherwood Park AB

\$20.00/sq ft

3,860 - 5,279
sq ft (+/-)

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[Marcus Schwabe](#)

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



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Woodbridge Gardens Retail

21 Sioux Road,
Sherwood Park, AB

\$22.00/sq ft

1,350 sq ft (+/-)

- Unit is located on Broadmoor Blvd
- Great tenant mix
- Close to Anthony Henday, Whitemud and Sherwood Park Freeway

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[Marcus Schwabe](#)

New Listing!



979 Fir

#210, 979 Fir Street,
Sherwood Park, AB

\$17.99/sq ft
(purchase
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

[View Brochure](#)

[Thomas Braun](#)



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](#)



Retail /Office / Services /Restaurant in 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

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[Marcus Schwabe](#)



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