

EXCLUSIVE LISTINGS

SUMMARY

JANUARY 2024

SALE – INDUSTRIAL

EDMONTON

NISKU/LEDUC

SHERWOOD PARK

OTHER

LEASE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



Industrial Condo Bay

4808 - 93 Avenue NW,
Edmonton AB

\$295,000.00

1,464 sq ft (+/-)

- Current buildout consists of two offices and one washroom
- 14' x 12' grade loading
- LED lighting

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[Joel Wolski](#)



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

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[Thomas Braun](#)



FMC189 Office/Warehouse

18905 111 Ave NW,
Edmonton, AB

\$1,068,000.00

3,900 sq ft (+/-)

- Developed prime commercial industrial/ office real estate just off 111 Avenue
- Modern office/warehouse unit has energized grade loading, 12 ft (+/-) clear ceilings and fully developed office space on two floors with three washrooms, full kitchen, kitchenette.

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[Thomas Braun](#)



Industrial Warehouse

1401 - 8 Street,
Nisku, AB

\$1,900,000.00

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

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[Bert Gaudet](#)



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](#)



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Industrial Office/ Warehouse

3914 - 77 Avenue,
Leduc, AB

\$3,750,000.00

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[Bert Gaudet](#)

14,598 sq ft (+/-)

- Turnkey office/warehouse
- 10-ton crane capable
- Located in Leduc Business Park



Sherwood Park Industrial Facility

8000 Buckingham Drive,
Sherwood Park, AB

\$11,500,000.00
(lease option)

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[Scott Endres](#)

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

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



979 Fir

#210, 979 Fir Street,
Sherwood Park, AB

\$799,000.00
(lease option)

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[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



Industrial Office With Warehouse

56 Liberty Road,
Sherwood Park, AB

\$3,900,000.00

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[Marcus Schwabe](#)

15,722 sq ft on 2
acres (+/-)

- 7,168 sq ft (+/-) office
- 8,554 sq ft (+/-) warehouse
- Asphalt and graveled yard



Sturgeon County Industrial Facility

55112 Range Road 825,
Sturgeon County, AB

Market

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[Tyler Weiman](#)

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



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)



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Warehouse Bays Fenced Storage

11128 - 83 Avenue,
Fort Saskatchewan, AB

Market
(lease options)

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[Tyler Weiman](#)

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



Industrial Bay In Acheson

#128, 11386 255 St.,
Acheson, AB

\$439,000.00

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[Marcus Schwabe](#)

1,943 sq ft (+/-)

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



Industrial/Warehouse Bay

11129 - 83 Avenue,
Fort Saskatchewan, AB

Market
(lease option)

[View Brochure](#)
[Tyler Weiman](#)

1,200 and 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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Freestanding Office & Shop

7805 34 Street NW,
Edmonton, AB

Market

7,796 sq ft on
3.5 acres (+/-)

- Stand alone office (2,564 sq ft +/-) and shop (5,232 sq ft +/-)
- 1,600 sq ft (+/-) quonset and (3) 40' seacan containers included
- (5) OH grade doors with (1) drive thru bay

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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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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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149 St. Centre Warehouse/Office

14819 118 Avenue NW,
Edmonton, AB

Contact
Associate

4,800 - 43,226
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](#)



75th Street Industrial Facility

7410-68 Avenue NW,
Edmonton, AB

Starting at
\$10.00/sq ft

14,965 sq ft (+/-)

- Industrial shop & office available
- Recently renovated office features reception, 5 offices, 3 washroom
- Shop features 10-ton & 5-ton overhead bridge cranes, trench sumps and extensive power distribution

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[Scott Endres](#)



Office/Warehouse Space

7710 16 St NW,
Edmonton, AB

\$12.50/sq ft

7,250 sq ft (+/-)

- Office/warehouse corner unit
- Heavy Power
- Fenced gated yard

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FS 170

11267 - 170 Street NW,
Edmonton, AB

\$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

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[Thomas Braun](#)



MC156 Office/ Warehouse Condo

13083 156 Street NW,
Edmonton, AB

\$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

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[Thomas Braun](#)



Yellowhead & Gretzky Industrial Bay

12321 Mount Lawn Rd,
Edmonton, AB

\$7.90/sq ft

14,500 - 18,500
sq ft (+/-)

- Newly renovated, demisable warehouse bay available
- Up to 0.25 acres of secured/lit, compacted gravel rear yard space with cameras available
- Dock loading, grade level possible

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[Scott Endres](#)



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](#)



Yellowhead & Gretzky Industrial Bay

12321 Mount Lawn Rd,
Edmonton, AB

\$7.90/sq ft

4,000 sq ft (+/-)

- Newly renovated warehouse bay available
- Up to 0.25 acres of secured/lit, compacted gravel rear yard space with cameras available
- Cross-dock compatible with two dock level doors

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[Scott Endres](#)



Industrial Warehouse

1401 8 Street,
Nisku, AB

\$12,000/mo

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

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Leduc Commercial Condos

4619 - 61 Avenue,
Leduc, AB

\$13.00/sq ft

2,400 sq ft (+/-)

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

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[Eric Stang](#)



Modern Office Space

201,214 3910 84 Avenue,
Leduc AB

\$3,250.00/mo

2,000 sq ft (+/-)

- Ample parking on site
- Storage space included
- Four offices, boardroom, bullpen and kitchen

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[Kelly Gibbon](#)



Industrial Office With Warehouse

56 Liberty Road,
Sherwood Park, AB

\$19.60/sq ft

15,722 sq ft on 2
acres (+/-)

- 7,168 sq ft (+/-) office
- 8,554 sq ft (+/-) warehouse
- Asphalt and graveled yard

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[Marcus Schwabe](#)



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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[Thomas Braun](#)



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](#)



Office/Shop

410 Kaska Road,
Sherwood Park, AB

Market

2,000 sq ft (+/-)

- 3 private offices and reception area
- Air conditioned
- Large, open storage/warehouse area

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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

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[Joel Wolski](#)



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](#)



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

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[Tyler Weiman](#)



Industrial Warehouse Bay

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

Market-
(purchase
option)

1,200 and 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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