

EXCLUSIVE LISTINGS

SUMMARY






JANUARY 2024

SALE – OFFICE

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	FMC189 Office/Warehouse 18905 111 Ave NW, Edmonton, AB	\$1,068,000.00 View Brochure Thomas Braun	3,900 sq ft (+/-)	<ul style="list-style-type: none"> 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
	Flex Condo Midtown Business Centre 11320 119 Street NW, Edmonton, AB	\$385,037.00 (\$244/sq ft) (lease option) View Brochure Thomas Braun	1,578 sq ft (+/-)	<ul style="list-style-type: none"> 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
	Glenwood Office Condo 15736 - 100 Avenue NW, Edmonton, AB	\$366,000.00 View Brochure Scott Endres	1,226 sq ft (+/-)	<ul style="list-style-type: none"> Main floor move-in ready office condo Ideal for a variety of professional users Building signage available, transit routes and amenities nearby
	MC156 Office/Warehouse Condo 13083 156 Street NW, Edmonton, AB	\$499,900.00 (lease option) View Brochure Thomas Braun	2,976 sq ft (+/-)	<ul style="list-style-type: none"> 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
	Emerald Park North 895/897 Pembina Road, Sherwood Park, AB	\$299,000.00 - \$5,302,000.00 (lease options) View Brochure Scott Endres	842 - 20,000 sq ft (+/-)	<ul style="list-style-type: none"> Sherwood Park's newest commercial development Possession Q4 2023 Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive



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SALE – OFFICE

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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

New Listing!



Main Floor Unit At Wye Business Centre

#400 & #405,
450 Ordze Road,
Sherwood Park, AB

Market
(lease option)

[View Brochure](#)

[Scott Endres](#)

3,100 sq ft (+/-)

- Main floor commercial unit
- Built out as a turnkey gym space
- Located just off Wye Road with excellent access & close proximity to numerous amenities



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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	MC156 Office/Warehouse Condo 13083 156 Street NW, Edmonton, AB	\$11.99/sq ft (purchase option) View Brochure Thomas Braun	2,976 sq ft (+/-)	<ul style="list-style-type: none"> 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
	Office/Warehouse Space 7710 16 St NW, Edmonton, AB	\$12.50/sq ft View Brochure Scott Endres	7,250 sq ft (+/-)	<ul style="list-style-type: none"> Office/warehouse corner unit Heavy Power Fenced gated yard
	Calgary Trail Retail Bay 5470/5478 Calgary Trail Edmonton, AB	\$27.00/sq ft View Brochure Scott Endres	2,450 sq ft (+/-)	<ul style="list-style-type: none"> High exposure office/retail bay Partially furnished space High visibility location along Calgary Trail, seeing 34,600 vehicles per average weekday
	Ellerslie Office/Retail Space 2332 Ellwood Drive SW, Edmonton, AB	\$25.00/sq ft View Brochure Joel Wolski	1,475 sq ft (+/-)	<ul style="list-style-type: none"> 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 View Brochure Thomas Braun	900 - 1,800 sq ft (+/-)	<ul style="list-style-type: none"> 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 View Brochure Joel Wolski	868 & 1,842 sq ft (+/-)	<ul style="list-style-type: none"> 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



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Professional Office Space At Umc Centre

14020 128 Avenue,
Edmonton AB

\$7.10/sq ft (+/-)

[View Brochure](#)

[Thomas Braun](#)

1,171 & 1,360 sq
ft (+/-)

- Two main floor professional office spaces,
- 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



Flex Condo Midtown Business Centre

11320 119 Street NW,
Edmonton, AB

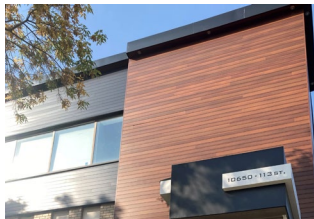
\$9.99/sq ft net

[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, nails, aesthetics, home builders and more



Office Space In United Building

10650 - 113 Street NW,
Edmonton AB

\$3,300.00/
month

[View Brochure](#)

[Thomas Braun](#)

3,300 sq ft (+/-)

- 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

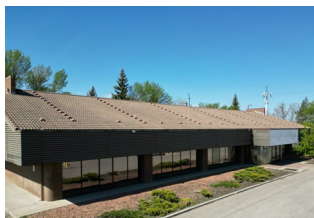
\$12.00/sq ft

[View Brochure](#)

[Thomas Braun](#)

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



Meridian Place

7605 50 Street NW,
Edmonton, AB

\$12.00/sq ft

[View Brochure](#)

[Dave Quest](#)

8,900 sq ft (+/-)

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



Shoppes At NW Crossing

180 Mistatim Road NW,
Edmonton, AB

\$19.00/sq ft

[View Brochure](#)

[Scott Endres](#)

2,213 sq ft (+/-)

- 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



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Meridian Place Retail Bay

7603 - 50 Street NW,
Edmonton, AB

\$15.00/sq ft

[View Brochure](#)

[Dave Quest](#)

2,000 sq ft (+/-)

- 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

[View Brochure](#)

[Dave Quest](#)

2,000 - 8,000
sq ft (+/-)

- Newer building with flexible floor plan
- Undeveloped, demisable space
- Ample surface parking - 3 stalls per 1,000 sq ft



Village Park Mall

937 and 957 Fir Street,
Sherwood Park, AB

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

[View Brochure](#)

[Scott Endres](#)

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

- 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



Broadmoor Heritage Plaza

810, 800 Broadmoor Blvd,
Sherwood Park, AB

\$25.00/sq ft

[View Brochure](#)

[Joel Wolski](#)

1,000 sq ft (+/-)

- Prime retail plaza strategically located on Broadmoor Blvd. with excellent access
- Available for immediate possession
- Join Sherlock Holmes Pub, Japanese Village, Gem Gallerie, Mills Haven Dental, Bro's Liquor and more!



Office/Shop

410 Kaska Road,
Sherwood Park, AB

Market

2,000 sq ft (+/-)

[View Brochure](#)

[Bert Gaudet](#)

- Minutes to Baseline Road and Anthony Henday
- 3 private offices and reception area
- Air conditioned



Office / Retail Space

48 & 50 Brentwood Blvd.,
Sherwood Park, AB

\$15.00/sq ft

[View Brochure](#)

[Marcus Schwabe](#)

1,087 - 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



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	Super 8 Business Centre 26 Strathmoor Drive, Sherwood Park, AB	See Brochure View Brochure Joel Wolski	522 - 2,893 sq ft (+/-)	<ul style="list-style-type: none"> • 5 units (4 office units, 1 retail unit) • Common washrooms for smaller offices • Excellent access to Broadmoor Blvd, Yellowhead Hwy and Anthony Henday
	Emerald Park North 895/897 Pembina Road, Sherwood Park, AB	\$19.00/sq ft - \$24.00/sq ft (purchase options) View Brochure Scott Endres	842 - 20,000 sq ft (+/-)	<ul style="list-style-type: none"> • Sherwood Park's newest commercial development • Possession Q4 2023 • Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive
	979 Fir #210, 979 Fir Street, Sherwood Park, AB	\$17.99/sq ft (purchase option) View Brochure Thomas Braun	2,844 sq ft (+/-)	<ul style="list-style-type: none"> • 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
New Listing! 	Main Floor Unit At Wye Business Centre #400 & #405, 450 Ordze Road, Sherwood Park, AB	\$20.00/sq ft (purchase option) View Brochure Scott Endres	3,100 sq ft (+/-)	<ul style="list-style-type: none"> • Main floor commercial unit • Built out as a turnkey gym space • Located just off Wye Road with excellent access & close proximity to numerous amenities
	Nisku Plaza 1002 7 Street, Nisku, AB	\$500.00-\$750.00 /month View Brochure Bert Gaudet	Various	<ul style="list-style-type: none"> • Business centre offices for lease • Offices come with a desk and reception services • Use of shared board room and lunchroom
	Second Floor Offices Bay #5, 707 12 Avenue, Nisku, AB	\$400.00/mo & \$600.00/mo View Brochure Bert Gaudet	(3) 270 sq ft (+/-) (2) 160 sq ft (+/-)	<ul style="list-style-type: none"> • Up to five private offices for lease includes all utilities, Wi-Fi and light janitorial • Furnished and air conditioned • Conveniently located across the street from the Nisku Post Office



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New Listing!	Modern Office Space	\$3,250.00/mo	2,000 sq ft (+/-)	<ul style="list-style-type: none"> Ample parking on site Storage space included Four offices, boardroom, bullpen and kitchen
	#201 & 214, 3910 84 Avenue, Leduc AB	View Brochure Kelly Gibbon		
	2nd Floor Office - Town Crest Plaza	\$16.00/sq ft	1,450 sq ft (+/-)	<ul style="list-style-type: none"> Only 1 unit left Up to 10,000 sq ft Build to Suit available Walking distance to Dow Centennial Centre
	117 Town Crest Road, Fort Saskatchewan, AB	View Brochure Marcus Schwabe		
	Main Floor Commercial Units	\$27.50/sq ft	1,000 – 5,160 sq ft (+/-)	<ul style="list-style-type: none"> Main floor space available Shell space ready for fixturing Located in the northern district of St. Albert along St. Albert Trail
	1135 St. Albert Trail, St. Albert, AB	View Brochure Joel Wolski		
	Office/Warehouse Bays	Market	2,800 - 4,400 sq ft +/-	<ul style="list-style-type: none"> 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
	11121 - 83 Avenue, Fort Saskatchewan, AB	View Brochure Tyler Weiman		



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