

# EXCLUSIVE LISTINGS SUMMARY JANUARY 2024

SALE – RETAIL

SALE

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<b>Emerald Park North</b> 895/897 Pembina Road, Sherwood Park, AB	\$299,000.00 - \$5,302,000.00 (lease options)  <a href="#">View Brochure</a>  Scott Endres	842 - 20,000 sq ft (+/-)	<ul style="list-style-type: none"> <li>• Sherwood Park's newest commercial development</li> <li>• Possession Q4 2023</li> <li>• Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive</li> </ul>
	<b>Flex Condo Midtown Business Centre</b> 11320 - 119 Street, Edmonton, AB	\$385,037.00 (\$244/sq ft) (lease option)  <a href="#">View Brochure</a>  Thomas Braun	1,578 sq ft (+/-)	<ul style="list-style-type: none"> <li>• Office unit has 12 ft clear ceilings, bright open layout with separate utilities and HVAC</li> <li>• It is in white box and shell condition, ready for development</li> <li>• Businesses include crossfit, coffee shop, therapeutic spa, professional office, salons</li> </ul>
	<b>979 Fir</b> #210, 979 Fir Street, Sherwood Park, AB	\$799,000.00 (lease option)  <a href="#">View Brochure</a>  Thomas Braun	2,844 sq ft (+/-)	<ul style="list-style-type: none"> <li>• End-cap, flex condominium unit</li> <li>• South-facing property with exposure to Wye Road with front parking and oversized rear parking and marshalling area</li> <li>• Two overhead, grade-level loading doors</li> </ul>
<b>New Listing!</b> 	<b>Main Floor Unit At Wye Business Centre</b> #400 & #405, 450 Ordze Road, Sherwood Park, AB	Market (lease option)  <a href="#">View Brochure</a>  Scott Endres	3,100 sq ft (+/-)	<ul style="list-style-type: none"> <li>• Main floor commercial unit</li> <li>• Built out as a turnkey gym space</li> <li>• Located just off Wye Road with excellent access &amp; close proximity to numerous amenities</li> </ul>



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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

[View Brochure](#)

[Thomas Braun](#)



### Calgary Trail Retail Bay

5470/5478 Calgary Trail  
Edmonton, AB

\$27.00/sq ft

2,450 sq ft (+/-)

- High exposure office/retail bay
- Partially furnished space
- High visibility location along Calgary Trail, seeing 34,600 vehicles per average weekday

[View Brochure](#)

[Scott Endres](#)



### Meridian Place Retail Bay

7603 - 50 Street NW,  
Edmonton, AB

\$15.00/sq ft

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 pylon signage

[View Brochure](#)

[Dave Quest](#)



### 149 St. Centre Warehouse/Retail Space

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](#)



### Shoppes At NW Crossing

180 Mistatim Road NW,  
Edmonton, AB

\$19.00/sq ft

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

[View Brochure](#)

[Scott Endres](#)



### Flex Condo Midtown Business Centre

11320 - 119 Street NW,  
Edmonton, AB

\$9.99/sq ft  
(purchase  
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

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### Ellerslie Office/Retail Space

2332 Ellwood Drive SW,  
Edmonton, AB

\$25.00/sq ft

1,475 sq ft (+/-)

- 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

[View Brochure](#)

[Joel Wolski](#)



### Calgary Trail Retail Bay

5462 Calgary Trail NW,  
Edmonton, AB

\$27.00/sq ft

1,269 sq ft (+/-)

- 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

[View Brochure](#)

[Scott Endres](#)

**New Listing!**



### Main Floor Unit At Wye Business Centre

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

\$20.00/sq ft  
(purchase option)

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

[View Brochure](#)

[Scott Endres](#)



### 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](#)



### Village Park Mall

937 and 957 Fir Street,  
Sherwood Park, AB

\$16.00 - \$19.00/  
sq ft

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

[View Brochure](#)

[Scott Endres](#)



### 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

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	<b>Village Market</b>  Units #65 and #71, 993 Fir Street, Sherwood Park, AB	Market  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	2,573 sq ft & 4,976 sq ft (+/-)	<ul style="list-style-type: none"> <li>Village Market is a high profile commercial development located within Sherwood Park</li> <li>Easy access to Wye Road, Sherwood Park Freeway and Anthony Henday</li> <li>Join Tenants like Safeway, London Dugs, Scotiabank, IHOP and Tim Hortons</li> </ul>
	<b>Broadmoor Baseline Crossing</b>  975 Broadmoor Blvd, Sherwood Park, AB	\$22.00/sq ft  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	1,000 - 5,010 sq ft (+/-)	<ul style="list-style-type: none"> <li>Great location on Baseline Road in Sherwood Park</li> <li>Other tenants in area: Local Pub, Joey Sherwood Park, Save-On Foods and Costco</li> <li>Great access and parking</li> </ul>
	<b>Sherwood Plaza</b>  101 Granada Boulevard, Sherwood Park, AB	\$25.00/sq ft  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	1,571 sq ft (+/-)	<ul style="list-style-type: none"> <li>Great location in Sherwood Park</li> <li>Tenants include: Medicine Shoppe, Little Caesars Pizza, Day Care, Vet, Restaurants, Booster Juice, Liquor Barn, Pet Store</li> <li>Very good access and parking in a high traffic location</li> </ul>
	<b>Broadmoor Heritage Plaza</b>  810, 800 Broadmoor Blvd, Sherwood Park, AB	\$25.00/sq ft  <a href="#">View Brochure</a>  <a href="#">Joel Wolski</a>	1,000 sq ft (+/-)	<ul style="list-style-type: none"> <li>Prime retail plaza strategically located on Broadmoor Blvd with excellent access</li> <li>Available for immediate possession</li> <li>Join Sherlock Holmes Pub, Japanese Village, Gem Gallerie, Mills Haven Dental, Bro's Liquor and more!</li> </ul>
	<b>Emerald Park North</b>  895/897 Pembina Road, Sherwood Park, AB	\$19.00/sq ft - \$24.00/sq ft (purchase options)  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	842 - 20,000 sq ft (+/-)	<ul style="list-style-type: none"> <li>Sherwood Park's newest commercial development</li> <li>Possession Q4 2023</li> <li>Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive</li> </ul>
	<b>Office / Retail Space</b>  48 & 50 Brentwood Blvd., Sherwood Park, AB	\$15.00/sq ft  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	1,087 - 5,279 sq ft (+/-)	<ul style="list-style-type: none"> <li>Great location in central Sherwood Park</li> <li>Ideal for all medical, dental and retail/office uses</li> <li>Current tenants include: Smiles Dental, Daycare and Trendz Optical</li> </ul>



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### Woodbridge Gardens Retail

21 Sioux Road,  
Sherwood Park, AB

\$22.00/sq ft

[View Brochure](#)

[Marcus Schwabe](#)

1095 & 1,350 sq  
ft (+/-)

- Build to suit option
- Development is located on Broadmoor Blvd
- Great tenant mix



### Main Floor Commercial Units

1135 St. Albert Trail,  
St. Albert, AB

\$27.50/sq ft

[View Brochure](#)

[Joel Wolski](#)

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



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