

EXCLUSIVE LISTINGS





SUMMARY

JANUARY 2024

SALE – RETAIL

SALE

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	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
	Flex 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 (+/-)	<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, salons
	979 Fir #210, 979 Fir Street, Sherwood Park, AB	\$799,000.00 (lease 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
	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 (+/-)	<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



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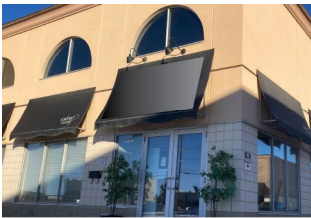





LEASE – RETAIL

EDMONTON

SHERWOOD PARK

OTHER

SALE

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	FS 170 11267 - 170 Street NW, Edmonton, AB	\$14.50/ sq ft View Brochure Thomas Braun	4,720 sq ft (+/-)	<ul style="list-style-type: none"> 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
	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
	Meridian Place Retail Bay 7603 - 50 Street NW, Edmonton, AB	\$15.00/sq ft View Brochure Dave Quest	2,000 sq ft (+/-)	<ul style="list-style-type: none"> 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 View Brochure Thomas Braun	4,800 - 43,226 sq ft (+/-)	<ul style="list-style-type: none"> 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 View Brochure Scott Endres	2,213 sq ft (+/-)	<ul style="list-style-type: none"> 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
	Flex Condo Midtown Business Centre 11320 - 119 Street NW, Edmonton, AB	\$9.99/sq ft (purchase 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



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	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
	Calgary Trail Retail Bay 5462 Calgary Trail NW, Edmonton, AB	\$27.00/sq ft View Brochure Scott Endres	1,269 sq ft (+/-)	<ul style="list-style-type: none"> • 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
	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
	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
	Village Park Mall 937 and 957 Fir Street, Sherwood Park, AB	\$16.00 - \$19.00/sq ft View Brochure Scott Endres	922 - 2,134 sq ft (+/-)	<ul style="list-style-type: none"> • 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
	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



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	Village Market Units #65 and #71, 993 Fir Street, Sherwood Park, AB	Market View Brochure Marcus Schwabe	2,573 sq ft & 4,976 sq ft (+/-)	<ul style="list-style-type: none"> 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
	Broadmoor Baseline Crossing 975 Broadmoor Blvd, Sherwood Park, AB	\$22.00/sq ft View Brochure Marcus Schwabe	1,000 - 5,010 sq ft (+/-)	<ul style="list-style-type: none"> 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 View Brochure Marcus Schwabe	1,571 sq ft (+/-)	<ul style="list-style-type: none"> 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 810, 800 Broadmoor Blvd, Sherwood Park, AB	\$25.00/sq ft View Brochure Joel Wolski	1,000 sq ft (+/-)	<ul style="list-style-type: none"> 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!
	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
	Office / Retail Space 48 & 50 Brentwood Blvd., Sherwood Park, AB	\$15.00/sq ft View Brochure Marcus Schwabe	1,087 - 5,279 sq ft (+/-)	<ul style="list-style-type: none"> Great location in central Sherwood Park Ideal for all medical, dental and retail/office uses Current tenants include: Smiles Dental, Daycare and Trendz Optical



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Woodbridge Gardens Retail

21 Sioux Road,
Sherwood Park, AB

\$22.00/ sq ft

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

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

[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](#)



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