

EXCLUSIVE LISTINGS SUMMARY APRIL 2024

SALE – INDUSTRIAL

EDMONTON

NISKU/LEDUC

SHERWOOD PARK

OTHER

LEASE

PROPERTY

PRICE

SIZE

HIGHLIGHTS

New Listing



LF5 Storage/Flex Condo

#5, 9903 - 209 St NW,
Edmonton, AB

\$229,000.00

1,050 sq ft (+/-)

[View Brochure](#)

[Thomas Braun](#)

- Rare, commercial storage condo just off HWY 16A and the Anthony Henday Freeway in NW Edmonton
- Condo fees include gas and power
- City water connection is available (TBC)

New Listing



Centre Five-O

8105 - 50 Street NW,
Edmonton, AB

\$3,499,000.00

18,500 sq ft on
1.31 acres (+/-)

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[Joel Wolski](#)

- Graveled yard, fenced and gated with drainage, featuring two entrances
- Grade loading (including a wash bay)
- Extensive renovation work completed

New Listing



D116 Industrial Warehouse/Office

14710 116 Avenue NW,
Edmonton AB

\$2,100,000.00

16,816 sq ft on
0.52 acres (+/-)

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[Thomas Braun](#)

- **Judicial Sale**
- Corner property with easy access to 149 St, 142 St & Yellowhead Trail
- 11,000 sq ft (+/-) of warehouse/shop area has two OH, grade-level loading doors - (1) 14'(H) x 12(W)' at the front, (1) 12'(H) x 12'(W) on the side with 9-20 ft (+/-) ceiling heights

New Listing



Entre Plex Centre

9320 49 Street NW,
Edmonton, AB

\$2,850,000.00

15,182 sq ft on 1.1
acres (+/-)

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[Kelly Gibbon](#)

- Two buildings consisting of 9,038 sq ft office and 6,14 sq ft shop
- Stand alone shop nicely separates industrial/office requirements or allows for two users
- Functional/office buildout



FMC189 Office/Warehouse

18905 111 Ave NW,
Edmonton, AB

\$1,068,000.00

3,900 sq ft (+/-)

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[Thomas Braun](#)

- 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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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](#)



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](#)



979 Fir

#210, 979 Fir Street,
Sherwood Park, AB

\$799,000.00
(lease 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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[Thomas Braun](#)



Industrial Office With Warehouse

56 Liberty Road,
Sherwood Park, AB

\$3,900,000.00

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](#)



Sherwood Park Industrial Facility

8000 Buckingham Drive,
Sherwood Park, AB

\$10,900,000.00
(lease 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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[Joel Wolski](#)



Industrial Bay In Acheson

#128, 11386 255 St.,
Acheson, AB

\$439,000.00

1,943 sq ft (+/-)

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

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Warehouse Bays Fenced Storage

11128 - 83 Avenue,
Fort Saskatchewan, AB

Market
(lease options)

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

11129 - 83 Avenue,
Fort Saskatchewan, AB

Market
(lease 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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[Tyler Weiman](#)



Sturgeon County Industrial Facility

55112 Range Road 825,
Sturgeon County, AB

Market
(lease option)

22,444 sq ft on
34.35 acres (+/-)

- Adjacent to CN spur line
- Vendor/Landlord open to grade and gravel complete site
- The current 1.8 km synthetic track features (3) three configurations

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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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149 St. Centre Retail/Warehouse/Flex Space

14819 118 Avenue,
Edmonton, AB

\$12.00/sq ft

4,800 - 9,600
sq ft (+/-)

- Front-loading retail/warehouse flex space well-situated in NW Edmonton
- Exposure to 22,800 vehicles per average weekday on 149 St and 15,500 vehicles per average weekday on 118 Ave
- Warehouse clear ceiling heights of 18' (+/-) with 32' x 24' column spacing

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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](#)



149 St. Centre Warehouse

14819 118 Avenue NW,
Edmonton, AB

\$6.99/sq ft

8,000 - 20,000
sq ft (+/-)

- Dock loading warehouse space well-situated in NW Edmonton
- Up to 4 dock level loading doors, bumpers and levelers with generous marshalling area
- Warehouse clear ceiling heights of 20' (+/-) with 40' - 60' x 19' column spacing

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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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Office, Warehouse And Bays With Yard Storage

1903 121 Avenue NE,
Edmonton, AB

Market

21,900 sq ft on
5.07 acres (+/-)

- 16,000 sq ft (+/-) warehouse with (5) 10' x 12' dock loading doors
- 2,673 sq ft (+/-) industrial bays with (4) 14' x 14' drive-thru grade loading doors
- (2) offices - 1,739 sq ft and 1,488 sq ft (+/-)

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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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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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New Listing!



Nisku Industrial Building

702-17 Avenue,
Nisku, AB

\$21.00/sq ft

9,000 sq ft on
3.66 acres (+/-)

- Yard is fully fenced, gated and graveled with two access points
- Ideal for manufacturing, fabrication, service or warehousing
- Shop features heavy power, drive-thru bay, hotsy, trench sump and bridge crane

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Shop, Office And Yard

1803 8 Street,
Nisku, AB

\$9,000/mo

6,180 sq ft (+/-)

- Shop, office and yard for Sub-Lease
- Gravelled and fenced yard
- Two overhead grade doors - (1) 12' x 14' and (1) 14' x 16'

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Industrial Shop W/ Office

\$17.00/sq ft

6,000 sq ft on
1.85 acres (+/-)

- (2) 16' x' 16' automatic grade doors
- Make up air unit
- Secured tool crib
- 1,240 sq ft ± mezzanine in shop (not included in sq ft)

1601 - 13 Street,
Nisku, AB

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Modern Office Space

\$3,250.00/mo

2,000 sq ft (+/-)

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

201,214 3910 84 Avenue,
Leduc AB

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[Kelly Gibbon](#)



Commercial Bay Sub-Lease

\$14.50/sq ft

2,000 sq ft (+/-)

- Great access from QE 2
- Two stage sump
- 12' x 14' overhead grade door

103, 7609 Sparrow Drive,
Leduc, AB

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[Eric Stang](#)



Leduc Commercial Condos

\$13.00/sq ft

2,400 sq ft (+/-)

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

4617 - 61 Avenue,
Leduc, AB

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[Eric Stang](#)



Industrial Warehouse

\$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

1401 8 Street,
Nisku, AB

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[Bert Gaudet](#)



Sherwood Park Industrial Facility

\$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

8000 Buckingham Drive,
Sherwood Park, AB

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Large Storage Building

\$11,500/month

16,200 sq ft (+/-)

- Newer heated building 3 miles east of Sherwood Park
- 12 ft (+/-) ceilings
- Easy access for commercial vehicles

52517 Range Road 224,
Sherwood Park, AB

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Industrial Office With Warehouse

\$17.00/sq ft

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

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

56 Liberty Road,
Sherwood Park, AB

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[Marcus Schwabe](#)



979 Fir

\$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

#210, 979 Fir Street,
Sherwood Park, AB

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[Thomas Braun](#)



Industrial Warehouse Bay

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

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

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[Tyler Weiman](#)



Sturgeon County Industrial Facility

Market (purchase option)

22,444 sq ft on 34.35 acres (+/-)

- Adjacent to CN spur line
- Vendor/Landlord open to grade and gravel site
- The current 1.8 km synthetic track features (3) three configurations

55112 Range Road 825,
Sturgeon County, AB

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Warehouse Bays Fenced Storage

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

11128 - 83 Avenue,
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PROPERTY

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Office/Warehouse Bays

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

11121 83 Avenue,
Fort Saskatchewan, AB

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