






EXCLUSIVE LISTINGS SUMMARY APRIL 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"> Last undeveloped unit! Office unit has 12 ft clear ceilings, bright open layout with separate utilities and HVAC White box and shell condition, ready for development
Price Reduced! 	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
	Calgary Trail Retail/ Office Space 2920 Calgary Trail, Edmonton, AB	\$1,975,000.00 (lease option) View Brochure Scott Endres	5,555 sq ft (+/-)	<ul style="list-style-type: none"> 2nd floor space Elevator Excellent on-site free parking
New Listing! 	Entre Plex Centre 9320 49 Street NW, Edmonton, AB	\$2,850,000.00 View Brochure Kelly Gibbon	15,182 sq ft on 1.1 acres (+/-)	<ul style="list-style-type: none"> Two buildings consisting of 9,038 sq ft office and 6,144 sq ft shop Stand alone shop nicely separates industrial/office requirements or allows for two users Functional/office buildout



**ROYAL PARK
REALTY™**

NISKU OFFICE
T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

EDMONTON OFFICE
T 780.448.0800
F 780.426.3007
#201, 9038 51 Avenue NW
Edmonton, AB T6E 5X4

royalparkrealty.com

SALE – OFFICE

EDMONTON

SHERWOOD PARK

LEASE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



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



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



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 (+/-)

- Sherwood Park's newest commercial development
- Immediate possession
- Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive

New Listing!



Sherwood Park Commercial Condo

#129, 65 Chippewa Road,
Sherwood Park, AB

\$695,000.00

[View Brochure](#)

[Joel Wolski](#)

2,050 sq ft(+/-)

- Modern main floor office or retail space
- Features a sleek loft-style interior design with high ceilings, a welcoming reception area, a communal workspace, three offices, a boardroom, kitchen, two bathrooms and storage areas
- Situated within a contemporary and professional complex



**ROYAL PARK
REALTY™**

NISKU OFFICE

T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

EDMONTON OFFICE

T 780.448.0800
F 780.426.3007
#201, 9038 51 Avenue NW
Edmonton, AB T6E 5X4

royalparkrealty.com

LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

PROPERTY

PRICE

SIZE

HIGHLIGHTS

New Listing!



Main Floor Office Space

9337-37 Avenue NW,
Edmonton, AB

\$14.50/sq ft

2,378 sq ft(+/-)

[View Brochure](#)

[Scott Endres](#)

- Main floor office space
- Modern office space features reception area, 8 offices, kitchenette, washroom and storage
- Optional 1,500 sq ft ± of storage area is available



Calgary Trail Retail/Office Space

2920 Calgary Trail,
Edmonton, AB

\$27.00/sq ft
(purchase option)

5,555 sq ft (+/-)

[View Brochure](#)

[Scott Endres](#)

- 2nd floor space
- Elevator
- Excellent on-site free parking



Professional Office Space At UMC Centre

14020 128 Avenue,
Edmonton AB

\$2,337.12/mo +/-

1,171 sq ft (+/-)

[View Brochure](#)

[Thomas Braun](#)

- Main floor, professional office space
- 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



Ellerslie Office/Retail Space

2324 & 2332 Ellwood Drive
SW, Edmonton, AB

\$25.00/sq ft

(2) 1,475 sq ft (+/-)

[View Brochure](#)

[Joel Wolski](#)

- Two main floor office/retail spaces available
- Join U-Store-It, Benjamin Moore, Kumon and more
- Excellent access to 91 Street, Ellerslie Road and Anthony Henday



Adtel Office Building

11630 Kingsway NW,
Edmonton AB

Starting at
\$900.00/mo

900 - 1,800
sq ft (+/-)

[View Brochure](#)

[Thomas Braun](#)

- 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

868 & 1,842
sq ft (+/-)

[View Brochure](#)

[Joel Wolski](#)

- 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



**ROYAL PARK
REALTY™**

NISKU OFFICE

T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

EDMONTON OFFICE

T 780.448.0800
F 780.426.3007
#201, 9038 51 Avenue NW
Edmonton, AB T6E 5X4

royalparkrealty.com

LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

PROPERTY

PRICE

SIZE

HIGHLIGHTS

Meridian Place

\$16.00/sq ft

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

7657 50 Street NW,
Edmonton, AB

[View Brochure](#)

[Dave Quest](#)



Flex Condo Midtown Business Centre

\$9.99/sq ft net
(purchase option)

1,578 sq ft (+/-)

- Office unit has 12 ft clear ceilings, bright open layout with separate utilities and HVAC
- White box and shell condition, ready for development
- Businesses include crossfit, coffee shop, therapeutic spa, professional office, nails, aesthetics, home builders and more

11320 119 Street NW,
Edmonton, AB

[View Brochure](#)

[Thomas Braun](#)



Meridian Place Retail Bay

\$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 as pylon signage

7603 - 50 Street NW,
Edmonton, AB

[View Brochure](#)

[Dave Quest](#)



Double L Industrial Office

\$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

8917 13 Street,
Edmonton, AB

[View Brochure](#)

[Thomas Braun](#)



Meridian Place

\$12.00/sq ft

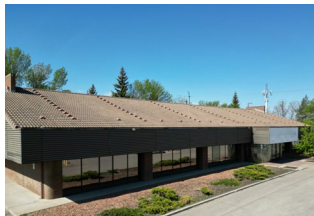
8,900 sq ft (+/-)

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

7605 50 Street NW,
Edmonton, AB

[View Brochure](#)

[Dave Quest](#)



Shoppes At NW Crossing

\$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

180 Mistatim Road NW,
Edmonton, AB

[View Brochure](#)

[Scott Endres](#)



**ROYAL PARK
REALTY™**

NISKU OFFICE
T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

EDMONTON OFFICE
T 780.448.0800
F 780.426.3007
#201, 9038 51 Avenue NW
Edmonton, AB T6E 5X4

royalparkrealty.com

LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

PROPERTY

PRICE

SIZE

HIGHLIGHTS

Super 8 Business Centre

See Brochure

602 - 1,843 sq ft (+/-)

- 2 office units
- Common washrooms for smaller offices
- Excellent access to Broadmoor Blvd, Yellowhead Hwy and Anthony Henday

26 Strathmoor Drive, Sherwood Park, AB

[View Brochure](#)

[Joel Wolski](#)



Emerald Park North

\$19.00/sq ft - \$24.00/sq ft (purchase options)

842 - 20,000 sq ft (+/-)

- Sherwood Park's newest commercial development
- Immediate possession
- Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive

895/897 Pembina Road, Sherwood Park, AB

[View Brochure](#)

[Scott Endres](#)



Main Floor Unit At Wye Business Centre

\$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

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

[View Brochure](#)

[Scott Endres](#)



Broadmoor Heritage Plaza

\$25.00/sq ft

1,137 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!

810, 800 Broadmoor Blvd, Sherwood Park, AB

[View Brochure](#)

[Joel Wolski](#)



Village Park Mall

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

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

- Lobby renovation complete! Exterior renovations underway!
- High visibility from Wye Road/Sherwood Park Freeway
- Excellent opportunity for office or medical user

937 and 957 Fir Street, Sherwood Park, AB

[View Brochure](#)

[Scott Endres](#)



Office / Retail Space

\$15.00/sq ft

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

48 & 50 Brentwood Blvd., Sherwood Park, AB

[View Brochure](#)

[Marcus Schwabe](#)



ROYAL PARK REALTY™

NISKU OFFICE

T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

EDMONTON OFFICE

T 780.448.0800
F 780.426.3007
#201, 9038 51 Avenue NW
Edmonton, AB T6E 5X4

royalparkrealty.com







LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

PROPERTY	PRICE	SIZE	HIGHLIGHTS
 <p>979 Fir #210, 979 Fir Street, Sherwood Park, AB</p>	<p>\$17.99/sq ft (purchase option)</p> <p>View Brochure Thomas Braun</p>	<p>2,844 sq ft (+/-)</p>	<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
 <p>Main Floor Commercial Units 1135 St. Albert Trail, St. Albert, AB</p>	<p>\$27.50/sq ft</p> <p>View Brochure Joel Wolski</p>	<p>1,000 – 5,160 sq ft (+/-)</p>	<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
 <p>Second Floor Offices Bay #5, 707 12 Avenue, Nisku, AB</p>	<p>\$400.00/mo & \$600.00/mo</p> <p>View Brochure Bert Gaudet</p>	<p>(3) 270 sq ft (+/-) (2) 160 sq ft (+/-)</p>	<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
 <p>Modern Office Space #201 & 214, 3910 84 Ave, Leduc AB</p>	<p>\$3,250.00/mo</p> <p>View Brochure Kelly Gibbon</p>	<p>2,000 sq ft (+/-)</p>	<ul style="list-style-type: none"> • Ample parking on site • Storage space included • Four offices, boardroom, bullpen and kitchen
 <p>Nisku Plaza 1002 7 Street, Nisku, AB</p>	<p>\$500.00-\$750.00 /month</p> <p>View Brochure Bert Gaudet</p>	<p>Various</p>	<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
 <p>Office/Warehouse Bays 11121 - 83 Avenue, Fort Saskatchewan, AB</p>	<p>Market</p> <p>View Brochure Tyler Weiman</p>	<p>2,800 - 4,400 sq ft +/-</p>	<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



ROYAL PARK REALTY™

NISKU OFFICE
T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

EDMONTON OFFICE
T 780.448.0800
F 780.426.3007
#201, 9038 51 Avenue NW
Edmonton, AB T6E 5X4

royalparkrealty.com