

EXCLUSIVE LISTINGS SUMMARY JUNE 2024

SALE – INDUSTRIAL

EDMONTON

NISKU/LEDUC

SHERWOOD PARK

OTHER

LEASE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



CPI 111 Retail/ Industrial Site

15840 111 Avenue NW,
Edmonton, AB

\$2,720,000.00

[View Brochure](#)

[Thomas Braun](#)

22,500 sq ft ±

- Prime commercial retail / industrial / flex real estate just off 111 Avenue in Northwest Edmonton, Alberta
- 13,000 sq ft ± of retail/warehouse/office and 9,500 sq ft ± of cold storage on a 1.6 acre ± parcel of land
- Corner property fronting 111 Avenue with exposure to 21,600 vehicles per day



Centre Five-O

8105 - 50 Street NW,
Edmonton, AB

\$3,499,000.00

[View Brochure](#)

[Joel Wolski](#)

18,500 sq ft on
1.31 acres ±

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



D116 Industrial Warehouse/Office

14710 116 Avenue NW,
Edmonton AB

\$2,100,000.00

[View Brochure](#)

[Thomas Braun](#)

16,816 sq ft on
0.52 acres ±

- **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



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 ±

- 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



LF5 Storage/Flex Condo

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

\$229,000.00

[View Brochure](#)

[Thomas Braun](#)

1,050 sq ft ±

- 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)



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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	FMC189 Office/Warehouse 18905 111 Ave NW, Edmonton, AB View Brochure Thomas Braun	\$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.
	JK178 Warehouse/Office/Flex 10750 178 Street NW, Edmonton, AB View Brochure Thomas Braun	\$269,000.00 View Brochure Thomas Braun	981 sq ft ±	<ul style="list-style-type: none"> End-cap, commercial industrial/office condo South-facing, bright and clean warehouse / office unit with grade loading, 15'11" ft ± clear ceiling height, one fully developed office space and one washroom Businesses in the centre include: martial arts, plumbing & heating, automotive repair
	Industrial Warehouse 1401 - 8 Street, Nisku, AB View Brochure Bert Gaudet	\$1,900,000.00 View Brochure Bert Gaudet	18,522 sq ft on 1.12 acres ±	<ul style="list-style-type: none"> 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
	Leduc Industrial Condo #105/#106, 7609 Sparrow Drive, Leduc, AB View Brochure Eric Stang	\$909,000.00 View Brochure Eric Stang	3,864 sq ft ±	<ul style="list-style-type: none"> Drive-thru industrial condo located in Leduc Business Park Fully paved marshalling area Features 1 office and 2 washrooms
	Apollo Cladding 7609 - 39 Street, Leduc AB View Brochure Bert Gaudet	\$6,450,000.00 View Brochure Bert Gaudet	40,350 sq ft on 2.02 acres ±	<ul style="list-style-type: none"> Industrial shop with office Crane coverage throughout Massive power
	979 Fir #210, 979 Fir Street, Sherwood Park, AB View Brochure Thomas Braun	\$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



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Warehouse Bays Fenced Storage

11128 - 83 Avenue,
Fort Saskatchewan, AB

Market
(lease options)

[View Brochure](#)

[Tyler Weiman](#)

2,250 - 4,500
sq ft ±

- Bay #118 (2,250 sq ft ±), #112 and #114 (2,250 - 4,500 sq ft ±)
- 12' x 14' OH grade loading doors
- 1 washroom per bay



Industrial/Warehouse Bay

Bays #101, #105 & #107,
11129 - 83 Avenue,
Fort Saskatchewan, AB

Market
(lease option)

[View Brochure](#)

[Tyler Weiman](#)

1,200 - 7,200
sq ft ±

- Bays #101 and #105 can be combined to create office/warehouse
- Partially fenced and gated compound
- (1) 14' x 16' OH grade door and (1) 12' x 14' OH grade door with dual compartment sumps



Sturgeon County Industrial Facility

55112 Range Road 825,
Sturgeon County, AB

Market
(lease option)

[View Brochure](#)

[Tyler Weiman](#)

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



48.64 Acres With 2,400 SF Heated Shop

Rochester, Alberta

\$375,000.00

[View Brochure](#)

[Marcus Schwabe](#)

2,400 sq ft on
48.64 acres ±

- Direct access from HWY 661 and from Range Road 240.5
- In floor heating in shop floor
- Able to accommodate a wide variety of uses



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Freestanding Office & Shop

7805 34 Street NW,
Edmonton, AB

[View Brochure](#)

[Tyler Weiman](#)

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



149 St. Centre Retail/Warehouse/Flex Space

14819 118 Avenue,
Edmonton, AB

[View Brochure](#)

[Thomas Braun](#)

\$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



Double L Industrial Office

8917 13 Street,
Edmonton, AB

[View Brochure](#)

[Thomas Braun](#)

\$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



149 St. Centre Warehouse

14819 118 Avenue NW,
Edmonton, AB

[View Brochure](#)

[Thomas Braun](#)

\$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



75th Street Industrial Facility

7410-68 Avenue NW,
Edmonton, AB

[View Brochure](#)

[Scott Endres](#)

Starting at
\$9.25/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



Yellowhead & Gretzky Industrial Bay

12321 Mount Lawn Rd,
Edmonton, AB

[View Brochure](#)

[Scott Endres](#)

\$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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Office, Warehouse And Bays With Yard Storage

1903 121 Avenue NE,
Edmonton, AB

[View Brochure](#)

[Tyler Weiman](#)

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 ±



Leduc Commercial Condos

4617 - 61 Avenue,
Leduc, AB

[View Brochure](#)

[Eric Stang](#)

\$13.00/sq ft

2,400 sq ft ±

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



Leduc Industrial Condo

#105/#106, 7609 Sparrow
Drive,
Leduc, AB

[View Brochure](#)

[Eric Stang](#)

\$15.00/sq ft

3,864 sq ft ±

- Drive-thru industrial condo located in Leduc Business Park
- Fully paved marshalling area
- Features 1 office and 2 washrooms



Industrial Warehouse

1401 8 Street,
Nisku, AB

[View Brochure](#)

[Bert Gaudet](#)

\$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



Nisku Industrial Building

702-17 Avenue,
Nisku, AB

[View Brochure](#)

[Joel Wolski](#)

\$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



Shop, Office And Yard

1803 8 Street,
Nisku, AB

[View Brochure](#)

[Eric Stang](#)

\$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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[SHERWOOD PARK](#)
[OTHER](#)
[SALE](#)

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Modern Office Space

201,214 3910 84 Avenue,
Leduc AB

\$3,250.00/mo

2,000 sq ft ±

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

[View Brochure](#)

[Kelly Gibbon](#)



979 Fir

#210, 979 Fir Street,
Sherwood Park, AB

\$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

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[Thomas Braun](#)



Large Storage Building

52517 Range Road 224,
Sherwood Park, AB

\$11,500/month

16,200 sq ft ±

- Newer heated building 3 miles east of Sherwood Park
- 12 ft ± ceilings
- Easy access for commercial vehicles

[View Brochure](#)

[Joel Wolski](#)



Sturgeon County Industrial Facility

55112 Range Road 825,
Sturgeon County, AB

Market
(purchase
option)

22,444 sq ft on
34.35 acres ±

- Adjacent to CN spur line
- Vendor/Landlord open to grade and gravel site
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Warehouse Bays Fenced Storage

11128 - 83 Avenue,
Fort Saskatchewan, AB

Market
(purchase
option)

2,250 - 4,500
sq ft ±

- Bay #118 (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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Industrial Warehouse Bay

Bays #101, #105 & #117,
11129 - 83 Avenue,
Fort Saskatchewan, AB

Market
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1,200 - 7,200
sq ft ±

- Bays #101 and #105 can be combined to create office/warehouse
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Office/Warehouse Bays

11121 83 Avenue,
Fort Saskatchewan, AB

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

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