

EXCLUSIVE LISTINGS SUMMARY JUNE 2024

SALE – OFFICE

EDMONTON

SHERWOOD PARK

LEASE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



LMB 91 Retail/Office/ Flex

1703 91 Street SW,
Edmonton, AB

\$1,998,000.00

[View Brochure](#)

[Thomas Braun](#)

7,040 sq ft ±

- Fully developed high-end finishing on both floors
- Property fronts 91 St with exposure to 20,597 vehicles per day
- Great owner/user property with opportunity for rental income



7,206 Sq Ft Stand- Alone Building

15740 Stony Plain Rd NW,
Edmonton, AB

\$1,600,000.00

[View Brochure](#)

[Marcus Schwabe](#)

7,206 sq ft ±

- Commercial kitchen with 12' hood
- Main and second floors could be individually leased
- Corner lot with high visibility on Stony Plain Rd

Price Reduced!



Glenwood Office Condo

15736 - 100 Avenue NW,
Edmonton, AB

\$366,000.00

[View Brochure](#)

[Scott Endres](#)

1,226 sq ft (+/-)

- 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 (+/-)

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



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



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	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
	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 Immediate possession Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive
	Sherwood Park Commercial Condo #129, 65 Chippewa Road, Sherwood Park, AB	\$695,000.00 View Brochure Joel Wolski	2,050 sq ft (+/-)	<ul style="list-style-type: none"> 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
	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	\$990,000.00 (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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61,994 Sq Ft Office/ Retail

\$11,000,000.00
(\$177/sq ft)

61,994 sq ft ±
on 3 floors

- 20,639 sq ft ± heated underground parking (49 stalls)
- 108 surface parking stalls
- Roughed in elevator to all 4 floors

2134 Premier Way,
Sherwood Park, AB

[View Brochure](#)

[Marcus Schwabe](#)



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LMB 91 Retail/Office/ Flex

1703 91 Street SW,
Edmonton, AB

\$19.00/sq ft

[View Brochure](#)

[Thomas Braun](#)

7,040 sq ft ±

- Fully developed high-end finishing on both floors
- Property fronts 91 St with exposure to 20,597 vehicles per day
- Great owner/user property with opportunity for rental income



South Edmonton Office Space

9120 - 37 Avenue,
Edmonton

\$12.50/sq ft

[View Brochure](#)

[Scott Endres](#)

2,750 sq ft ±

- Features 8 offices with a shared reception area, washrooms and kitchen
- Designated and visitor parking available
- Enjoy prime visibility from 91 Street with easy access to 37 Avenue & 91 Street



Office/Warehouse Space

4904 - 87 Street NW,
Edmonton, AB

\$10.75/sq ft

[View Brochure](#)

[Scott Endres](#)

3,000 sq ft ±

- Main floor office/warehouse space
- Office features reception area, 1 office and 2 washrooms
- Shop features grade loading, floor drain and mezzanine with kitchenette



Ellerslie Office/Retail Space

2332 Ellwood Drive SW,
Edmonton, AB

\$25.00/sq ft

[View Brochure](#)

[Joel Wolski](#)

1,575 sq ft (+/-)

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



Main Floor Office Space

9333-37 Avenue NW,
Edmonton, AB

\$14.50/sq ft

[View Brochure](#)

[Scott Endres](#)

2,378 sq ft (+/-)

- 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



119 Street Character Office Space

11302-119 Street NW,
Edmonton, AB

Starting at
\$9.75/sq ft

[View Brochure](#)

[Joel Wolski](#)

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

- 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



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	Meridian Place 7657 50 Street NW, Edmonton, AB	\$16.00/sq ft View Brochure Dave Quest	2,000 - 8,000 sq ft (+/-)	<ul style="list-style-type: none"> • Newer building with flexible floor plan • Undeveloped, demisable space • Ample surface parking - 3 stalls per 1,000 sq ft
	Flex Condo Midtown Business Centre 11320 119 Street NW, Edmonton, AB	\$9.99/sq ft net (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 • White box and shell condition, ready for development • Businesses include crossfit, coffee shop, therapeutic spa, professional office, nails, aesthetics, home builders and more
	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 as pylon signage
	Double L Industrial Office 8917 13 Street, Edmonton, AB	\$12.00/sq ft View Brochure Thomas Braun	4,945 sq ft (+/-)	<ul style="list-style-type: none"> • 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
	Adtel Office Building 11630 Kingsway NW, Edmonton AB	Starting at \$900.00/mo View Brochure Thomas Braun	900 - 1,800 sq ft (+/-)	<ul style="list-style-type: none"> • 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
	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



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Calgary Trail Retail/Office Space

2920 Calgary Trail,
Edmonton, AB

\$27.00/sq ft
(purchase
option)

[View Brochure](#)

[Scott Endres](#)

5,555 sq ft (+/-)

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



Professional Office Space At UMC Centre

14020 128 Avenue,
Edmonton AB

\$2,337.12/mo +/-

[View Brochure](#)

[Thomas Braun](#)

1,171 sq ft (+/-)

- 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



Main Floor Unit At Wye Business Centre

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

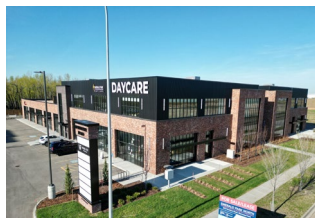
\$20.00/sq ft
(purchase
option)

[View Brochure](#)

[Scott Endres](#)

3,100 sq ft (+/-)

- 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

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



Village Park Mall

937 and 957 Fir Street,
Sherwood Park, AB

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

[View Brochure](#)

[Scott Endres](#)

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

- **New tenant incentive!**
- Lobby renovation complete! Exterior renovations underway!
- High visibility from Wye Road/Sherwood Park Freeway



Office / Retail Space

48 & 50 Brentwood Blvd.,
Sherwood Park, AB

\$15.00/sq ft

[View Brochure](#)

[Marcus Schwabe](#)

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



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	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
	Super 8 Business Centre 26 Strathmoor Drive, Sherwood Park, AB	See Brochure View Brochure Joel Wolski	602 - 1,843 sq ft (+/-)	<ul style="list-style-type: none"> • 2 office units • Common washrooms for smaller offices • Excellent access to Broadmoor Blvd, Yellowhead Hwy and Anthony Henday
	Second Floor Offices Bay #5, 707 12 Avenue, Nisku, AB	\$400.00/mo & \$600.00/mo View Brochure Bert Gaudet	(3) 270 sq ft (+/-) (2) 160 sq ft (+/-)	<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
	Modern Office Space #201 & 214, 3910 84 Ave, Leduc AB	\$3,250.00/mo View Brochure Kelly Gibbon	2,000 sq ft (+/-)	<ul style="list-style-type: none"> • Ample parking on site • Storage space included • Four offices, boardroom, bullpen and kitchen
	Nisku Plaza 1002 7 Street, Nisku, AB	\$500.00-\$750.00 /month View Brochure Bert Gaudet	Various	<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
	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 (+/-)	<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



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Office/Warehouse Bays

11121 - 83 Avenue,
Fort Saskatchewan, AB

Market

2,800 - 4,400
sq ft +/-

[View Brochure](#)

[Tyler Weiman](#)

- 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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