






EXCLUSIVE LISTINGS SUMMARY JUNE 2024

SALE – RETAIL

SALE

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	7,206 Sq Ft Stand-Alone Building 15740 Stony Plain Rd NW, Edmonton, AB View Brochure Marcus Schwabe	\$1,600,000.00	7206 sq ft ±	<ul style="list-style-type: none"> Commercial kitchen with 12' hood Main and second floors could be individually leased Corner lot with high visibility on Stony Plain Rd
	LMB 91 Retail/Office/Flex 1703 91 Street SW, Edmonton, AB View Brochure Thomas Braun	\$1,998,000.00	7,040 sq f ±	<ul style="list-style-type: none"> 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
	CPI 111 Retail/Industrial Site 15840 111 Avenue NW, Edmonton, AB View Brochure Thomas Braun	\$2,720,000.00	22,500 sq ft ±	<ul style="list-style-type: none"> Prime commercial retail / industrial / flex real estate just off 111 Avenue 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, near Princess Auto
	Flex Condo Midtown Business Centre 11320 - 119 Street, Edmonton, AB View Brochure Thomas Braun	\$385,037.00 (\$244/sq ft) (lease option)	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
	Calgary Trail Retail/Office Space 2920 Calgary Trail, Edmonton, AB View Brochure Scott Endres	\$1,975,000.00 (lease option)	5,555 sq ft ±	<ul style="list-style-type: none"> 2nd floor space Elevator Excellent on-site free parking



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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	61,994 Sq Ft Office/Retail 2134 Premier Way, Sherwood Park, AB	\$11,000,000.00 View Brochure Marcus Schwabe	61,994 sq ft on 3 floors ±	<ul style="list-style-type: none"> • 20,639 sq ft ± heated underground parking (49 stalls) • 108 surface parking stalls • Roughed-in elevator to all 4 floors
	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
	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
	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
	Sherwood Park Commercial Condo #129, 65 Chippewa Road, Sherwood Park, AB	\$695,000.00 View Brochure Joel Wolski	2050 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



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SHERWOOD PARK

OTHER

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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	Ellerslie Office/Retail Space 2332 Ellwood Drive SW, Edmonton, AB View Brochure Joel Wolski	\$25.00/sq ft View Brochure Joel Wolski	1,575 sq ft ± View Brochure Joel Wolski	<ul style="list-style-type: none"> • 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
	Calgary Trail Retail/Office Space 2920 Calgary Trail, Edmonton, AB View Brochure Scott Endres	\$27.00/sq ft (purchase option) View Brochure Scott Endres	5,555 sq ft ± View Brochure Scott Endres	<ul style="list-style-type: none"> • 2nd floor space • Elevator • Excellent on-site free parking
	LMB 91 Retail/Office/Flex 1703 91 Street SW, Edmonton, AB View Brochure Thomas Braun	\$19.00/sq ft View Brochure Thomas Braun	7,040 sq ft ± View Brochure Thomas Braun	<ul style="list-style-type: none"> • 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
	149 St. Centre Retail Warehouse/Flex Space 14819 118 Avenue NW, Edmonton, AB View Brochure Thomas Braun	\$12.00/sq ft View Brochure Thomas Braun	4,800 - 9,600 sq ft ± View Brochure Thomas Braun	<ul style="list-style-type: none"> • Front loading retail/warehouse/flex space for lease well-situated in NW Edmonton • Warehouse clear ceiling heights of 18' ± with 32' x 24' column spacing • Excellent parking and convenient transit access ready for distribution business, office supply and showroom, home furnishing, fixtures and appliances
	Shoppes At NW Crossing 180 Mistatim Road NW, Edmonton, AB View Brochure Scott Endres	\$19.00/sq ft View Brochure Scott Endres	2,213 sq ft ± View Brochure Scott Endres	<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 View Brochure Thomas Braun	\$9.99/sq ft (purchase option) View Brochure Thomas Braun	1,578 sq ft ± View Brochure Thomas Braun	<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



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	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
	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 • Immediate possession • Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive
	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"> • Lobby renovation complete! Exterior renovations underway! • High visibility from Wye Road/Sherwood Park Freeway • 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

Market

2,573 sq ft &
4,976 sq ft ±

Units #65 and #71,
993 Fir Street,
Sherwood Park, AB

[View Brochure](#)

[Marcus Schwabe](#)

- 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

\$22.00/sq ft

1,000 - 4,761
sq ft ±

975 Broadmoor Blvd,
Sherwood Park, AB

[View Brochure](#)

[Marcus Schwabe](#)

- 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

\$25.00/sq ft

1,571 sq ft ±

101 Granada Boulevard,
Sherwood Park, AB

[View Brochure](#)

[Marcus Schwabe](#)

- 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



Office / Retail Space

\$15.00/sq ft

1,087 - 5,279
sq ft ±

48 & 50 Brentwood Blvd.,
Sherwood Park, AB

[View Brochure](#)

[Marcus Schwabe](#)

- Great location in central Sherwood Park
- Ideal for all medical, dental and retail/office uses
- Current tenants include: Smiles Dental, Daycare and Trendz Optical



Main Floor Commercial Units

\$27.50/sq ft

1,000 – 5,160
sq ft ±

1135 St. Albert Trail,
St. Albert, AB

[View Brochure](#)

[Joel Wolski](#)

- Main floor space available
- Shell space ready for fixturing
- Located in the northern district of St. Albert along St. Albert Trail



Heartland Commercial Centre

Starting at
\$22.00/sq ft

1,569 - 8,666
sq ft ±

9301 Wilshire Blvd, Fort
Saskatchewan, AB

[View Brochure](#)

[Tyler Weiman](#)

- Prime commercial development in Fort Saskatchewan
- Retail, medical, professional and other neighbourhood services
- Build to suit opportunity on conjoining lands (2.365 acres ±)



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