

EXCLUSIVE LISTINGS SUMMARY SEPTEMBER 2024

SALE – OFFICE

EDMONTON

SHERWOOD PARK

LEASE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



Atomic Centre Office/Warehouse Condo

15363 117 Avenue NW,
Edmonton, AB

\$495,000.00

[View Brochure](#)

[Scott Endres](#)

4,626 sq ft ±

- Two-storey commercial office condo with rear warehouse space
- Located just off 118 Avenue & 156 Street
- Fully paved marshalling area



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



New Listing!

156 Street Office/ Warehouse Condo

13155-156 Street NW,
Edmonton, AB

\$820,000.00
(lease option)

[View Brochure](#)

[Eric Stang](#)

3,453 sq ft ±

- Modern two-storey office condo w/ rear warehouse space
- Fully paved marshalling area
- Features energized grade loading, epoxy warehouse flooring, Tesla charging station, central vac & additional amenities



Calgary Trail Retail/ Office Space

2920 Calgary Trail,
Edmonton, AB

\$1,975,000.00
(lease option)

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[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

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[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
	MT10 Flex Condo 11320 119 Street NW, Edmonton, AB	\$365,750.00 (lease option) View Brochure Thomas Braun	1,578 sq ft ±	<ul style="list-style-type: none"> Irresistible Offer! Vendor Financing: 85% LTV, Prime minus 2%, Interest only payments for 2 years.* Lease-to-Own: 25% rent credit towards purchase price, 3-year fixed price, up to 6 months of free basic rent.*
	LMB 91 Retail/Office/Flex 1703 91 Street SW, Edmonton, AB	\$1,998,000.00 View Brochure Thomas Braun	7,040 sq ft ±	<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
	Glenwood Office Condo 15736 - 100 Avenue NW, Edmonton, AB	\$349,000.00 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
	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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Price Reduced!



61,994 Sq Ft Office/ Retail

2134 Premier Way,
Sherwood Park, AB

\$9,900,000.00
(\$160/sq ft)

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[Marcus Schwabe](#)

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



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

Price Reduced!



Sherwood Park Commercial Condo

#129, 65 Chippewa Road,
Sherwood Park, AB

\$599,000.00

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[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



2nd Floor Office Space

#216, 160 Broadway Blvd,
Sherwood Park, AB

\$299,000.00

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[Marcus Schwabe](#)

1,354 sq ft ±

- Fully finished office space in a 2nd floor walk up in a professional building
- 5 offices, boardroom, reception, kitchen and 2 washrooms
- 200 Amp service



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Character Whyte Avenue Office Space

10754 82 Avenue NW,
Edmonton, AB

\$24.00/sq ft

3,000 sq ft ±

- Excellent location in the heart of vibrant Old Strathcona, fronting Whyte Avenue
- Fully furnished, turnkey office space
- Fantastic signage and visibility

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[Kelly Gibbon](#)



Main Floor Space In Queen Mary Park

11715D 108 Avenue NW,
Edmonton, AB

\$17.00/sq ft

5,134 sq ft ±

- Fully built out main floor space for speciality retail, fitness or daycare
- Centrally located building
- Currently built out as a gym with lunchroom and washrooms

[View Brochure](#)

[Joel Wolski](#)



Office/Warehouse Space

4904 - 87 Street NW,
Edmonton, AB

\$10.75/sq ft

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

[View Brochure](#)

[Scott Endres](#)



New Listing!

156 Street Office/Warehouse Condo

13155-156 Street NW,
Edmonton, AB

\$13.50/sq ft
(purchase option)

3,453 sq ft ±

- Modern two-storey office condo w/ rear warehouse space
- Fully paved marshalling area
- Features energized grade loading, epoxy warehouse flooring, Tesla charging station, central vac & additional amenities

[View Brochure](#)

[Eric Stang](#)



Main Floor Office Space

9333-37 Avenue NW,
Edmonton, AB

\$14.50/sq ft

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

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[Scott Endres](#)



119 Street Character Office Space

11302-119 Street NW,
Edmonton, AB

Starting at
\$9.75/sq ft

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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[Joel Wolski](#)



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Meridian Place

7657 50 Street NW,
Edmonton, AB

\$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

[View Brochure](#)

[Dave Quest](#)



MT10 Flex Condo

11320 119 Street NW,
Edmonton, AB

\$9.99/sq ft net
(purchase
option)

1,578 sq ft ±

- **Irresistible Offer!**
- Vendor Financing: 85% LTV, Prime minus 2%, Interest only payments for 2 years.*
- Lease-to-Own: 25% rent credit towards purchase price, 3-year fixed price, up to 6 months of free basic rent.*

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[Thomas Braun](#)



LMB 91 Retail/Office/ Flex

1703 91 Street SW,
Edmonton, AB

\$19.00/sq ft

7,040 sq ft ±

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

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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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[Thomas Braun](#)



Adtel Office Building

11630 Kingsway NW,
Edmonton AB

Starting at
\$900.00/mo

900 - 1,800
sq ft ±

- Choose from one-off executive offices (120 sq ft ±) on a short-term basis to eight offices with reception (1,800sq ft ±) on a longer-term basis.
- Shared amenities include 18 ft ± ceiling boardroom, two meeting rooms, reception, waiting area, and fully fixtured kitchen/ lunchroom
- Parking is gated and fenced

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[Thomas Braun](#)



Shoppes At NW Crossing

180 Mistatim Road NW,
Edmonton, AB

\$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

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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 NW,
Edmonton AB

\$2,337.12/mo ±

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[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



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

New Listing!



Sherwood Park Commercial Condo

132, 150 Chippewa Rd,
Sherwood Park, AB

\$23.00/sq ft

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[Scott Endres](#)

5,300 sq ft ±

- Fully developed, two-storey office space - can be leased with furnishings
- Main floor consists of reception, meeting room, board room and handicapped washroom
- Second floor consists of 9 offices, 7 workstations, 2 conference rooms, 2 washrooms, kitchen and file storage room



Village Park Mall

937 and 957 Fir Street,
Sherwood Park, AB

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

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[Scott Endres](#)

922 - 1,749
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](#)

1,089 - 3,336
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
	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
	2nd Floor Office Space #216, 160 Broadway Blvd, Sherwood Park, AB	\$13.00/sq ft View Brochure Marcus Schwabe	1,354 sq ft ±	<ul style="list-style-type: none"> • Fully finished office space in a 2nd floor walk up in a professional building • 5 offices, boardroom, reception, kitchen and 2 washrooms • 200 Amp service
	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
	Modern Office Space #201 & 214, 3910 84 Ave, Leduc AB	\$3,250.00/month View Brochure Bert Gaudet	2,000 sq ft ±	<ul style="list-style-type: none"> • 2nd floor kitchen • Ample parking on site • Storage space included



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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	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
	Office/Warehouse Bays 11121 - 83 Avenue, Fort Saskatchewan, AB	Market View Brochure Tyler Weiman	2,800 - 4,400 sq ft ±	<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
	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



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