






EXCLUSIVE LISTINGS SUMMARY SEPTEMBER 2024

SALE – RETAIL

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
New Listing!	Stand Alone Commercial Space	\$1,550,000.00 (lease option)	4,300 sq ft ±	<ul style="list-style-type: none"> Daycare, specialty retail, and service orientated property Fronting Whyte Avenue Excellent access to major roadways
	7403 82 Avenue NW, Edmonton, AB	View Brochure Eric Stang		
	LMB 91 Retail/Office/Flex	\$1,998,000.00	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
	1703 91 Street SW, Edmonton, AB	View Brochure Thomas Braun		
	CPI 111 Retail/Industrial Site	\$2,720,000.00	12,990 sq ft ±	<ul style="list-style-type: none"> Retail/warehouse/office on a 1.6 acre ± parcel of land Corner property fronting 111 Avenue with exposure to 24,200 vehicles per day, near Princess Auto (City of Edmonton, 2022) Fenced, gated with drains, asphalt surface
	15840 111 Avenue NW, Edmonton, AB	View Brochure Thomas Braun		
	MT10 Flex Condo	\$365,750.00 (lease option)	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.*
	11320 - 119 Street NW, Edmonton, AB	View Brochure Thomas Braun		
	Calgary Trail Retail/Office Space	\$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
	2920 Calgary Trail, Edmonton, AB	View Brochure Scott Endres		



**ROYAL PARK
REALTY™**

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	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
	Emerald Park North 895/897 Pembina Road, Sherwood Park, AB View Brochure Scott Endres	\$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 View Brochure Scott Endres	\$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 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
	Sherwood Park Commercial Condo #129, 65 Chippewa Road, Sherwood Park, AB View Brochure Joel Wolski	\$625,000.00 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
Price Reduced! 	61,994 Sq Ft Office/Retail 2134 Premier Way, Sherwood Park, AB View Brochure Marcus Schwabe	\$9,900,000.00 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



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OTHER

SALE

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New Listing!



Stand Alone Commercial Space

7403 82 Avenue, NW
Edmonton, AB

\$26.00/sq ft
(purchase option)

[View Brochure](#)

[Eric Stang](#)

4,300 sq ft ±

- Daycare, specialty retail, and service orientated property
- Fronting Whyte Avenue
- Excellent access to major roadways



GO 149 Retail/Warehouse/Flex

14823 118 Avenue NW,
Edmonton, AB

\$10.99/sq ft

[View Brochure](#)

[Thomas Braun](#)

10,480 sq ft ±

- Eetail/warehouse/flex space for lease well situated in Northwest Edmonton
- Excellent ratio of showroom to warehouse and office
- Outstanding parking and convenient transit access ready for distribution business, office supply and showroom, home furnishing, fixtures and appliances



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



149 St. Centre Retail Warehouse/Flex Space

14819 118 Avenue NW,
Edmonton, AB

\$12.00/sq ft

[View Brochure](#)

[Thomas Braun](#)

4,800 - 9,600
sq ft ±

- 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

\$19.00/sq ft

[View Brochure](#)

[Scott Endres](#)

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



MT10 Flex Condo

1320 - 119 Street NW,
Edmonton, AB

\$9.99/sq ft
(purchase option)

[View Brochure](#)

[Thomas Braun](#)

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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	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
	Ellerslie Office/Retail Space 2332 Ellwood Drive SW, Edmonton, AB	\$25.00/sq ft View Brochure Joel Wolski	1,575 sq ft ±	<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	\$27.00/sq ft (purchase option) View Brochure Scott Endres	5,555 sq ft ±	<ul style="list-style-type: none"> • 2nd floor space • Elevator • Excellent on-site free parking
	Sherwood Park Flex Space 178 Sioux Road, Sherwood Park, AB	\$12.50/sq ft View Brochure Scott Endres	2,500 sq ft ±	<ul style="list-style-type: none"> • Current build out includes open showroom, 1 office and 1 washroom • Warehouse features (1) 8' x 10' grade loading door and floor drain • Easily accessible central location with excellent access to Baseline Road & Broadmoor Boulevard
	Village Park Mall 937 and 957 Fir Street, Sherwood Park, AB	\$16.00 - \$19.00/ sq ft View Brochure Scott Endres	922 - 1,749 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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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



Broadmoor Baseline Crossing

975 Broadmoor Blvd,
Sherwood Park, AB

\$22.00/sq ft

[View Brochure](#)

[Marcus Schwabe](#)

1,000 - 4,761
sq ft ±

- 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

101 Granada Boulevard,
Sherwood Park, AB

\$25.00/sq ft

[View Brochure](#)

[Marcus Schwabe](#)

1,571 sq ft ±

- 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

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
- Ideal for all medical, dental and retail/office uses
- Current tenants include: Smiles Dental, Daycare and Trendz Optical



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



Heartland Commercial Centre

9301 Wilshire Blvd,
Fort Saskatchewan, AB

Starting at
\$22.00/sq ft

[View Brochure](#)

[Tyler Weiman](#)

1,060 - 8,666
sq ft ±

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



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Main Floor Commercial Units

\$27.50/sq ft

1,000 – 5,160
sq ft ±

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

1135 St. Albert Trail,
St. Albert, AB

[View Brochure](#)

[Joel Wolski](#)



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