

# EXCLUSIVE LISTINGS

## SUMMARY

### OCTOBER 2024

#### SALE – INDUSTRIAL

EDMONTON

NISKU/LEDUC

SHERWOOD PARK

OTHER

LEASE

#### PROPERTY

#### PRICE

#### SIZE

#### HIGHLIGHTS



#### Office, Warehouse And Bays With Yard Storage

1903 121 Avenue NE,  
Edmonton, AB

[View Brochure](#)

[Tyler Weiman](#)

\$4,500,000.00  
(lease option)

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 ±



#### Free Standing Buildings On 7.2 Acres ±

1803 121 Avenue NE &  
1810 Yellowhead Trail NE,  
Edmonton, AB

[View Brochure](#)

[Tyler Weiman](#)

Contact Agent

6,000 sq ft on  
7.2 acres ±

- Two (2) site entries allows for a variety of configurations
- 5,000 sq ft ± free-standing shop with (3) offices, tool crib, washroom and mezzanine
- 1,000 sq ft ± free-standing office with reception, washroom and offices

**Price Reduced!**



#### D116 Industrial Warehouse/Office

14710 116 Avenue NW,  
Edmonton AB

[View Brochure](#)

[Thomas Braun](#)

\$1,895,000.00

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

[View Brochure](#)

[Kelly Gibbon](#)

\$2,850,000.00

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



#### Atomic Centre Office/Warehouse Condo

15363 117 Avenue NW,  
Edmonton, AB

[View Brochure](#)

[Scott Endres](#)

\$495,000.00

4,313 sq ft ±

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



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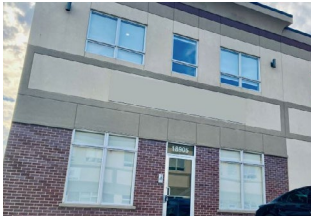
LEASE

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### FMC189 Office/Warehouse

18905 111 Ave NW,  
Edmonton, AB

\$1,068,000.00

[View Brochure](#)

[Thomas Braun](#)

3,900 sq ft ±

- 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.



### CPI 111 Retail/Industrial Site

15840 111 Avenue NW,  
Edmonton, AB

\$2,720,000.00

[View Brochure](#)

[Thomas Braun](#)

12,990 sq ft ±

- 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



### Cana West Valve

2104 6 Street,  
Nisku, AB

\$2,990,000.00

[View Brochure](#)

[Kelly Gibbon](#)

13,262 sq ft on  
3.0 acres ±

- Concrete block construction
- Multi-tenant potential
- 8 - 10 inch thick concrete floor



### Leduc Industrial Condo

105/106, 7609 Sparrow Dr,  
Leduc, AB

\$909,000.00  
(lease option)

[View Brochure](#)

[Eric Stang](#)

3,864 sq ft ±

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



### Industrial Shop With Office

4401 61 Avenue,  
Leduc, AB

\$1,990,000.00

[View Brochure](#)

[Marcus Schwabe](#)

9,855 sq ft ±

- **Broker Incentive! Full 3% fee on any offer unconditional by December 31, 2024**
- 6 grade overhead doors
- Fenced graveled yard



### 979 Fir

#210, 979 Fir Street,  
Sherwood Park, AB

\$799,000.00  
(lease option)

[View Brochure](#)

[Thomas Braun](#)

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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### Industrial/Warehouse Bay

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

Market  
(lease options)

[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  
32.72 acres ±

- Potential development opportunity with already established industrial users
- Adjacent to CN line with proposed spur track for rail served facility
- Large paved and graveled yard area, fully fenced and gated with perimeter lighting



### 48.64 Acres W/2,400 Sq Ft Heated Shop

Rochester, Alberta

\$375,000.00

2,400 sq ft on  
48.64 acres ±

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[Marcus Schwabe](#)

- 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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### Free Standing Office/Shop On 3.5 Acres

1810 Yellowhead Trail NE,  
Edmonton, AB

\$17,000.00/  
month

[View Brochure](#)

[Tyler Weiman](#)

6,000 sq ft on  
3.5 acres ±

- Fronting HWY 16 (Yellowhead Trail) with a premium NE Edmonton/Strathcona County location
- 5,000 sq ft ± free-standing shop with drive-thru grade doors, (3) offices, tool crib, washroom and mezzanine
- 1,000 sq ft ± free-standing office with reception, washroom and offices



### Yellowhead & Gretzky Industrial Bay

12321 Mount Lawn Rd,  
Edmonton, AB

\$7.90/sq ft

[View Brochure](#)

[Scott Endres](#)

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



### Double L Industrial Office

8917 13 Street,  
Edmonton, AB

\$12.00/sq ft

[View Brochure](#)

[Thomas Braun](#)

4,945 sq ft ±

- Second floor office space off 17<sup>th</sup> 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

\$6.99/sq ft

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[Thomas Braun](#)

18,375 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

Starting at  
\$8.25/sq ft

[View Brochure](#)

[Scott Endres](#)

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



### 149 St. Centre Retail/Warehouse/Flex Space

14819 118 Avenue,  
Edmonton, AB

\$12.00/sq ft

[View Brochure](#)

[Thomas Braun](#)

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



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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 ±



### Industrial Bay With Yard

7106 42 Street,  
Leduc, AB

[View Brochure](#)

[Kelly Gibbon](#)

\$13.75/sq ft

7,250 sq ft ±

- Modern building located in Leduc Business Park
- 2 overhead doors
- Turn key office development included in lease rate



### 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



### Leduc Industrial Condo

105/106, 7609 Sparrow Dr,  
Leduc, AB

[View Brochure](#)

[Eric Stang](#)

\$15.00/sq ft  
(purchase option)

3,864 sq ft ±

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



### Leduc Industrial Condo - Sublease

#101, 7609 Sparrow Drive,  
Leduc, AB

[View Brochure](#)

[Eric Stang](#)

\$13.00/sq ft

1,932 sq ft ±

- Features 3 offices, reception area, and washroom
- Direct exposure to Sparrow Drive
- Fully paved marshalling area



### 979 Fir

#210, 979 Fir Street,  
Sherwood Park, AB

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[Thomas Braun](#)

\$17.99/sq ft

2,844 sq ft ±

- End-cap, flex condominium unit
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### Sherwood Park Flex Space

178 Sioux Road,  
Sherwood Park, AB

\$12.50/sq ft

[View Brochure](#)

[Scott Endres](#)

2,500 sq ft ±

- 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



### Office/Warehouse Bays

11121 83 Avenue,  
Fort Saskatchewan, AB

Market

[View Brochure](#)

[Tyler Weiman](#)

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



### Sturgeon County Industrial Facility

55112 Range Road 825,  
Sturgeon County, AB

Market  
(purchase  
option)

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22,444 sq ft on  
32.72 acres ±

- Potential development opportunity with already established industrial users
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### Industrial Warehouse Bays

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

Market  
(purchase  
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



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