

EXCLUSIVE LISTINGS

SUMMARY






OCTOBER 2024

SALE – RETAIL

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	Stand Alone Commercial Space 7403 82 Avenue NW, Edmonton, AB	\$1,550,000.00 (lease option) View Brochure Eric Stang	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
	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
	CPI 111 Retail/Industrial Site 15840 111 Avenue NW, Edmonton, AB	\$2,720,000.00 View Brochure Thomas Braun	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
	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.*
	Calgary Trail Retail/Office Space 2920 Calgary Trail, Edmonton, AB	\$1,975,000.00 (lease option) View Brochure Scott Endres	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
<div>Price Reduced!</div> <div></div>	<div>7,206 Sq Ft Stand-Alone Building</div> <div>15740 Stony Plain Rd NW, Edmonton, AB</div> <div>View Brochure</div> <div>Marcus Schwabe</div>	<div>\$1,495,000.00</div>	<div>7206 sq ft ±</div>	<div><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</div>
<div>New Listing!</div> <div></div>	<div>Sherwood Park Office Condo</div> <div>#112, 160 Broadway Blvd, Sherwood Park, AB</div> <div>View Brochure</div> <div>Tyler Weiman</div>	<div>\$499,999.00 (lease option)</div>	<div>1,442 sq ft ±</div>	<div><ul style="list-style-type: none">• High-end office/retail space built out• Space consists of reception, meeting/boardroom, two (2) offices, kitchen area, washroom and utility/storage room• Ideal for retail or professional office users</div>
<div></div>	<div>Emerald Park North</div> <div>895/897 Pembina Road, Sherwood Park, AB</div> <div>View Brochure</div> <div>Scott Endres</div>	<div>\$299,000.00 - \$5,302,000.00 (lease options)</div>	<div>842 - 20,000 sq ft ±</div>	<div><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</div>
<div></div>	<div>Main Floor Unit At Wye Business Centre</div> <div>#400 & #405, 450 Ordze Road, Sherwood Park, AB</div> <div>View Brochure</div> <div>Scott Endres</div>	<div>\$990,000.00 (lease option)</div>	<div>3,100 sq ft ±</div>	<div><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</div>
<div></div>	<div>979 Fir</div> <div>#210, 979 Fir Street, Sherwood Park, AB</div> <div>View Brochure</div> <div>Thomas Braun</div>	<div>\$799,000.00 (lease option)</div>	<div>2,844 sq ft ±</div>	<div><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</div>
<div></div>	<div>Sherwood Park Commercial Condo</div> <div>#129, 65 Chippewa Road, Sherwood Park, AB</div> <div>View Brochure</div> <div>Joel Wolski</div>	<div>\$625,000.00</div>	<div>2050 sq ft ±</div>	<div><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</div>



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PROPERTY

PRICE

SIZE

HIGHLIGHTS

Price Reduced!



**61,994 Sq Ft Office/
Retail**

2134 Premier Way,
Sherwood Park, AB

\$9,900,000.00

[View Brochure](#)

[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



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	Stand Alone Commercial Space 7403 82 Avenue, NW Edmonton, AB	\$26.00/sq ft (purchase option) View Brochure Eric Stang	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
	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
	LMB 91 Retail/Office/Flex 1703 91 Street SW, Edmonton, AB	\$19.00/sq ft 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
	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 ±	<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	\$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
	MT10 Flex Condo 1320 - 119 Street NW, Edmonton, AB	\$9.99/sq ft (purchase 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.*



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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
	Sherwood Park Office Condo #112, 160 Broadway Blvd, Sherwood Park, AB	\$22.00/ sq ft (purchase option) View Brochure Tyler Weiman	1,442 sq ft ±	<ul style="list-style-type: none"> • High-end office/retail space built out • Space consists of reception, meeting/ boardroom, two (2) offices, kitchen area, washroom and utility/storage room • Ideal for retail or professional office users
	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	1,413 - 1,749 sq ft ±	<ul style="list-style-type: none"> • New tenant incentive! • Lobby renovation complete! Exterior renovations underway! • High visibility from Wye Road/Sherwood Park Freeway
	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 ±	<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
	Broadmoor Baseline Crossing 975 Broadmoor Blvd, Sherwood Park, AB	\$22.00/sq ft View Brochure Marcus Schwabe	1,000 - 4,761 sq ft ±	<ul style="list-style-type: none"> • 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 ±	<ul style="list-style-type: none"> • 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 ±	<ul style="list-style-type: none"> • 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 ±	<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
	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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 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 ±	<ul style="list-style-type: none">• 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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