






EXCLUSIVE LISTINGS SUMMARY DECEMBER 2024

SALE – OFFICE

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	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
	7,206 Sq Ft Stand-Alone Building 15740 Stony Plain Rd NW, Edmonton, AB	\$1,495,000.00 View Brochure Marcus Schwabe	7,206 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
	Atomic Centre Office/Warehouse Condo 15363 117 Avenue NW, Edmonton, AB	\$495,000.00 View Brochure Scott Endres	4,626 sq ft ±	<ul style="list-style-type: none"> • Two-storey commercial office condo with rear warehouse space • Located just off 118 Avenue & 156 Street • Fully paved marshalling area
	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
	Entre Plex Centre 9320 49 Street NW, Edmonton, AB	\$2,850,000.00 View Brochure Kelly Gibbon	15,182 sq ft on 1.1 acres ±	<ul style="list-style-type: none"> • 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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	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
	Sherwood Park Office Condo #112, 160 Broadway Blvd, Sherwood Park, Ab	\$499,999.00 (lease 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 Office/Warehouse #110, 120 Pembina Road, Sherwood Park, AB	\$1,875,000.00 View Brochure Scott Endres	6,534 sq ft ±	<ul style="list-style-type: none"> Two-storey office/warehouse space Main floor consists of 3,406 sq ft ± with showroom, 4 offices and bull pen area as well as 1,228 sq ft ± warehouse space with grade loading OH doors Second floor consists of 1,900 sq ft ± with boardroom, bull pen area and storage rooms
	Sherwood Park Office Building 2112 Premier Way, Sherwood Park, AB	\$5,900,000.00 View Brochure Marcus Schwabe	27,231 sq ft ±	<ul style="list-style-type: none"> 10,292 sq ft ± heated underground parking Multiple boardrooms, kitchens and decks Elevator to all 4 floors



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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
Price Reduced!	61,994 Sq Ft Office/ Retail	\$9,900,000.00 (\$160/sq ft)	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
	2134 Premier Way, Sherwood Park, AB	View Brochure Marcus Schwabe		
	Emerald Park North	\$459,000.00 - \$1,448,000.00 (lease options)	1,350 - 3,948 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
	895/897 Pembina Road, Sherwood Park, AB	View Brochure Scott Endres		
	Main Floor Unit At Wye Business Centre	\$990,000.00 (lease option)	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
	#400 & #405, 450 Ordze Road, Sherwood Park, AB	View Brochure Scott Endres		
	979 Fir	\$799,000.00 (lease option)	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
	#210, 979 Fir Street, Sherwood Park, AB	View Brochure Thomas Braun		



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OTHER

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Meridian Place

#204, 7633 - 50 St NW,
Edmonton, AB

\$14.00/sq ft

7,000 sq ft ±

- Second floor office space
- Well managed and maintained building
- Ample surface parking

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[Dave Quest](#)



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

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[Joel Wolski](#)

New Listing!



Shared Office Space In South Edmonton

#117, 8905 51 Ave NW,
Edmonton, AB

\$3,500/month

1,203 sq ft ±

- 2 offices and bullpen area available for sub-lease
- Shared boardroom, kitchen and washrooms
- Ideal for a variety of professional uses such as accountants, lawyers, bookkeepers, etc.

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[Cody Huchkowski](#)



Character Whyte Avenue Office Space

10754 82 Avenue NW,
Edmonton, AB

Market

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 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

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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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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)

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[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



Village Park Mall

937 and 957 Fir Street,
Sherwood Park, AB

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

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1,413- 1,749
sq ft ±

- **New tenant incentive!**
- Lobby renovation complete! Exterior renovations underway!
- High visibility from Wye Road/Sherwood Park Freeway



Sherwood Park Office Condo

#112, 160 Broadway Blvd,
Sherwood Park, AB

\$22.00/sq ft
(purchase
option)

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[Tyler Weiman](#)

1,442 sq ft ±

- 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 Commercial Condo

132, 150 Chippewa Rd,
Sherwood Park, AB

\$23.00/sq ft

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[Tyler Weiman](#)

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



Office/Retail Space

48 & 50 Brentwood Blvd.,
Sherwood Park, AB

\$15.00/sq ft

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[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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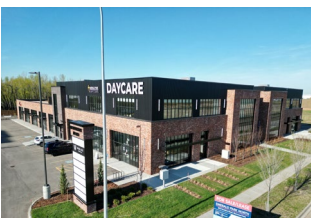


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SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	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
	Emerald Park North 895/897 Pembina Road, Sherwood Park, AB	\$19.00/sq ft - \$23.00/sq ft (purchase options) View Brochure Scott Endres	1,350 - 3,948 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
	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



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Main Floor Commercial Units

1135 St. Albert Trail,
St. Albert, AB

\$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

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[Joel Wolski](#)



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