

# EXCLUSIVE LISTINGS

## SUMMARY






### DECEMBER 2024

#### SALE – RETAIL

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<b>Stand Alone Commercial Space</b>  7403 82 Avenue NW, Edmonton, AB	\$1,550,000.00 (lease option)  <a href="#">View Brochure</a>  <a href="#">Eric Stang</a>	4,300 sq ft ±	<ul style="list-style-type: none"> <li>Daycare, specialty retail, and service orientated property</li> <li>Fronting Whyte Avenue</li> <li>Excellent access to major roadways</li> </ul>
	<b>LMB 91 Retail/Office/Flex</b>  1703 91 Street SW, Edmonton, AB	\$1,998,000.00  <a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>	7,040 sq ft ±	<ul style="list-style-type: none"> <li>Fully developed high-end finishing on both floors</li> <li>Property fronts 91 St with exposure to 20,597 vehicles per day</li> <li>Great owner/user property with opportunity for rental income</li> </ul>
	<b>CPI 111 Retail/Industrial Site</b>  15840 111 Avenue NW, Edmonton, AB	\$2,720,000.00  <a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>	12,990 sq ft ±	<ul style="list-style-type: none"> <li>Retail/warehouse/office on a 1.6 acre ± parcel of land</li> <li>Corner property fronting 111 Avenue with exposure to 24,200 vehicles per day, near Princess Auto (City of Edmonton, 2022)</li> <li>Fenced, gated with drains, asphalt surface</li> </ul>
	<b>MT10 Flex Condo</b>  11320 - 119 Street NW, Edmonton, AB	\$365,750.00 (lease option)  <a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>	1,578 sq ft ±	<ul style="list-style-type: none"> <li><b>Irresistible Offer!</b></li> <li>Vendor Financing: 85% LTV, Prime minus 2%, Interest only payments for 2 years.*</li> <li>Lease-to-Own: 25% rent credit towards purchase price, 3-year fixed price, up to 6 months of free basic rent.*</li> </ul>
	<b>Calgary Trail Retail/Office Space</b>  2920 Calgary Trail, Edmonton, AB	\$1,975,000.00 (lease option)  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	5,555 sq ft ±	<ul style="list-style-type: none"> <li>2nd floor space</li> <li>Elevator</li> <li>Excellent on-site free parking</li> </ul>



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# SALE – RETAIL

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SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
<b>Price Reduced!</b>	<b>7,206 Sq Ft Stand-Alone Building</b>  	\$1,495,000.00  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	7206 sq ft ±	<ul style="list-style-type: none"> <li>Commercial kitchen with 12' hood</li> <li>Main and second floors could be individually leased</li> <li>Corner lot with high visibility on Stony Plain Rd</li> </ul>
	<b>Sherwood Park Office Condo</b>  	\$499,999.00 (lease option)  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	1,442 sq ft ±	<ul style="list-style-type: none"> <li>High-end office/retail space built out</li> <li>Space consists of reception, meeting/boardroom, two (2) offices, kitchen area, washroom and utility/storage room</li> <li>Ideal for retail or professional office users</li> </ul>
	<b>Emerald Park North</b>  	\$479,000.00 - \$1,448,000.00 (lease options)  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	1,350 - 3,498 sq ft ±	<ul style="list-style-type: none"> <li>Sherwood Park's newest commercial development</li> <li>Immediate possession</li> <li>Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive</li> </ul>
	<b>Main Floor Unit At Wye Business Centre</b>  	\$990,000.00 (lease option)  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	3,100 sq ft ±	<ul style="list-style-type: none"> <li>Main floor commercial unit</li> <li>Built out as a turnkey gym space</li> <li>Located just off Wye Road with excellent access &amp; close proximity to numerous amenities</li> </ul>
	<b>979 Fir</b>  	\$799,000.00 (lease option)  <a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>	2,844 sq ft ±	<ul style="list-style-type: none"> <li>End-cap, flex condominium unit</li> <li>South-facing property with exposure to Wye Road with front parking and oversized rear parking and marshalling area</li> <li>Two overhead, grade-level loading doors</li> </ul>
<b>Price Reduced!</b>	<b>61,994 Sq Ft Office/Retail</b>  	\$9,900,000.00  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	61,994 sq ft on 3 floors ±	<ul style="list-style-type: none"> <li>20,639 sq ft ± heated underground parking (49 stalls)</li> <li>108 surface parking stalls</li> <li>Roughed-in elevator to all 4 floors</li> </ul>



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# LEASE – RETAIL

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SHERWOOD PARK

OTHER

SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<b>Stand Alone Commercial Space</b>  7403 82 Avenue, NW Edmonton, AB	\$26.00/sq ft (purchase option)  <a href="#">View Brochure</a>  <a href="#">Eric Stang</a>	4,300 sq ft ±	<ul style="list-style-type: none"> <li>• Daycare, specialty retail, and service orientated property</li> <li>• Fronting Whyte Avenue</li> <li>• Excellent access to major roadways</li> </ul>
	<b>Calgary Trail Retail/Office Space</b>  2920 Calgary Trail, Edmonton, AB	\$27.00/sq ft (purchase option)  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	5,555 sq ft ±	<ul style="list-style-type: none"> <li>• 2nd floor space</li> <li>• Elevator</li> <li>• Excellent on-site free parking</li> </ul>
	<b>LMB 91 Retail/Office/Flex</b>  1703 91 Street SW, Edmonton, AB	\$19.00/sq ft  <a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>	7,040 sq ft ±	<ul style="list-style-type: none"> <li>• Fully developed high-end finishing on both floors</li> <li>• Property fronts 91 St with exposure to 20,597 vehicles per day</li> <li>• Great owner/user property with opportunity for rental income</li> </ul>
	<b>149 St. Centre Retail Warehouse/Flex Space</b>  14819 118 Avenue NW, Edmonton, AB	\$12.00/sq ft  <a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>	4,800 - 9,600 sq ft ±	<ul style="list-style-type: none"> <li>• Front loading retail/warehouse/flex space for lease well-situated in NW Edmonton</li> <li>• Warehouse clear ceiling heights of 18' ± with 32' x 24' column spacing</li> <li>• Excellent parking and convenient transit access ready for distribution business, office supply and showroom, home furnishing, fixtures and appliances</li> </ul>
	<b>Shoppes At NW Crossing</b>  180 Mistatim Road NW, Edmonton, AB	\$19.00/sq ft  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	2,213 sq ft ±	<ul style="list-style-type: none"> <li>• Tenant Incentive! 9 months free net rent on a 5 year term</li> <li>• Shell space ready for Tenant fixturing</li> <li>• High profile retail location located at the corner of 137 Avenue &amp; Mark Messier (St. Albert) Trail</li> </ul>
	<b>MT10 Flex Condo</b>  1320 - 119 Street NW, Edmonton, AB	\$9.99/sq ft (purchase option)  <a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>	1,578 sq ft ±	<ul style="list-style-type: none"> <li>• <b>Irresistible Offer!</b></li> <li>• Vendor Financing: 85% LTV, Prime minus 2%, Interest only payments for 2 years.*</li> <li>• Lease-to-Own: 25% rent credit towards purchase price, 3-year fixed price, up to 6 months of free basic rent.*</li> </ul>



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# LEASE – RETAIL

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OTHER

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## PROPERTY

## PRICE

## SIZE

## HIGHLIGHTS



### Meridian Place Retail Bay

7603 - 50 Street NW,  
Edmonton, AB

\$15.00/sq ft

[View Brochure](#)

[Dave Quest](#)

2,000 sq ft ±

- Ample surface parking - 3 stalls per 1,000 sq ft
- Tenant improvement package available
- Opportunity for exterior building signage as well pylon signage

**New Listing!**



### Woodbridge Gardens

21 Sioux Road,  
Sherwood Park, AB

Starting at  
\$22.00/sq ft

[View Brochure](#)

[Marcus Schwabe](#)

Up to 5,600  
sq ft ±

- Built to suit options
- Up to 5,600 sq ft ±
- Close proximity to Sherwood Park Freeway, Whitemud Drive 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 ±

- 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

**New Listing!**



### Broadmoor Baseline Crossing

#12, 975 Broadmoor Blvd,  
Sherwood Park, AB

\$22.00/sq ft

[View Brochure](#)

[Marcus Schwabe](#)

1,378 sq ft ±

- Ideal location on Baseline Road in Sherwood Park
- Excellent visibility with high traffic - an average of 36,000 vehicles per day
- Other tenants in area: Local Pub, Joey Sherwood Park, Save-On-Foods and Costco



### 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 ±

- **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 ±

- 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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## PROPERTY

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### **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 - 3,498  
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 - 3,761  
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



### **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



### **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



### **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 ±)



### **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 ±

- 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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