

EXCLUSIVE LISTINGS

SUMMARY

JANUARY 2025

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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SALE – INDUSTRIAL

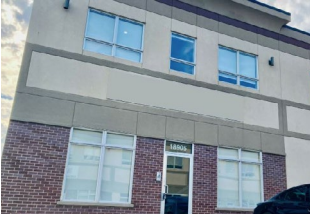
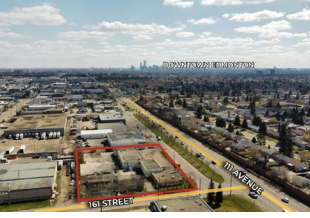




EDMONTON

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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	FMC189 Office/Warehouse 18905 111 Ave NW, Edmonton, AB View Brochure Thomas Braun	\$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.
	CPI 111 Retail/Industrial Site 15840 111 Avenue NW, Edmonton, AB View Brochure Thomas Braun	\$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
	Cana West Valve 2104 6 Street, Nisku, AB View Brochure Kelly Gibbon	\$2,990,000.00 View Brochure Kelly Gibbon	13,262 sq ft on 3.0 acres ±	<ul style="list-style-type: none"> Concrete block construction Multi-tenant potential 8 - 10 inch thick concrete floor
	Leduc Industrial Condo 105/106, 7609 Sparrow Dr, Leduc, AB View Brochure Eric Stang	\$447,675 - 909,000 (lease option) View Brochure Eric Stang	1,905 - 3,864 sq ft ±	<ul style="list-style-type: none"> 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 View Brochure Marcus Schwabe	\$1,990,000.00 View Brochure Marcus Schwabe	9,855 sq ft ±	<ul style="list-style-type: none"> 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 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



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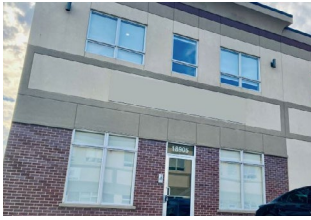
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FMC189 Office/Warehouse

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

\$447,675 -
909,000
(lease option)

[View Brochure](#)

[Eric Stang](#)

1,905 - 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 & #117,
11129 - 83 Avenue,
Fort Saskatchewan, AB

Market
(lease options)

[View Brochure](#)

[Tyler Weiman](#)

1,200 - 7,200
sq ft ±

- Bay #101 (1,200 sq ft ±) & #117 (7,200 sq ft ±)
- Partially fenced and gated compound
- (1) 14' x 16' OH grade door and (1) 14' x 12' 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 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



149 St. Centre Warehouse

14819 118 Avenue NW,
Edmonton, AB

\$6.99/sq ft

[View Brochure](#)

[Thomas Braun](#)

18,375 sq ft ±

Irresistible Tenant Incentive!

- 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
\$7.75/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 ±

Irresistible Tenant Incentive!

- 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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5.07 acres ±

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- (2) offices - 1,739 sq ft and 1,488 sq ft ±



Leduc Industrial Condo

105/106, 7609 Sparrow Dr,
Leduc, AB

[View Brochure](#)
[Eric Stang](#)

\$15.00/sq ft
(purchase option)

1,905 - 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



Small Industrial Bays

206, 207 & 209
3910 84 Avenue,
Leduc, AB

[View Brochure](#)
[Kelly Gibbon](#)

\$11.50/sq ft

2,700 sq ft ±

- Industrial shop space
- (1) 12' x 14' and (1) 14' X 16' overhead door
- Highly functional, wide open shop space



979 Fir

#210, 979 Fir Street,
Sherwood Park, AB

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[Thomas Braun](#)

\$17.99/sq ft

2,844 sq ft ±

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Office/Warehouse Bays

11121 83 Avenue,
Fort Saskatchewan, AB

[View Brochure](#)
[Tyler Weiman](#)

Market

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



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Industrial Warehouse Bays

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