






EXCLUSIVE LISTINGS SUMMARY JANUARY 2025

SALE – OFFICE

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
New Listing!	Prime Condo Space On 164 Street	\$670,000.00	2,400 sq ft ±	<ul style="list-style-type: none"> Two storey space features front and back entrances leading to an openconcept main floor ready for your development Ideal for office or retail use Ample parking at the front and back
	10084/10062 164 St NW, Edmonton, AB	View Brochure Joel Wolski		
Price Reduced!	7,206 Sq Ft Stand-Alone Building	\$1,495,000.00	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
	15740 Stony Plain Rd NW, Edmonton, AB	View Brochure Marcus Schwabe		
	Atomic Centre Office/Warehouse Condo	\$495,000.00	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
	15363 117 Avenue NW, Edmonton, AB	View Brochure Scott Endres		
	Calgary Trail Retail/Office Space	\$1,975,000.00 (lease option)	5,555 sq ft ±	<ul style="list-style-type: none"> 2nd floor space Elevator Excellent on-site free parking
	2920 Calgary Trail, Edmonton, AB	View Brochure Scott Endres		
	Entre Plex Centre	\$2,850,000.00	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
	9320 49 Street NW, Edmonton, AB	View Brochure Kelly Gibbon		



**ROYAL PARK
REALTY™**

NISKU OFFICE
T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

EDMONTON OFFICE
T 780.448.0800
F 780.426.3007
#201, 9038 51 Avenue NW
Edmonton, AB T6E 5X4







royalparkrealty.com

SALE – OFFICE

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	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



ROYAL PARK
REALTY™

NISKU OFFICE
T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

EDMONTON OFFICE
T 780.448.0800
F 780.426.3007
#201, 9038 51 Avenue NW
Edmonton, AB T6E 5X4





royalparkrealty.com

SALE – OFFICE

EDMONTON

SHERWOOD PARK

LEASE

	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	\$479,000.00 - \$1,527,000.00 (lease options)	1,350 - 4,275 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		



**ROYAL PARK
REALTY™**

NISKU OFFICE
T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

EDMONTON OFFICE
T 780.448.0800
F 780.426.3007
#201, 9038 51 Avenue NW
Edmonton, AB T6E 5X4

royalparkrealty.com

LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



Meridian Place

\$14.00/sq ft

7,000 sq ft ±

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

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

[View Brochure](#)

[Dave Quest](#)



Main Floor Space In Queen Mary Park

\$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

11715D 108 Avenue NW,
Edmonton, AB

[View Brochure](#)

[Joel Wolski](#)



Shared Office Space In South Edmonton

\$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.

#117, 8905 51 Ave NW,
Edmonton, AB

[View Brochure](#)

[Cody Huchkowski](#)



Character Whyte Avenue Office Space

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

10754 82 Avenue NW,
Edmonton, AB

[View Brochure](#)

[Kelly Gibbon](#)



Main Floor Office Space

\$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

9333-37 Avenue NW,
Edmonton, AB

[View Brochure](#)

[Scott Endres](#)



119 Street Character Office Space

\$11.75/sq ft

1,842 sq ft ±

- Open high beam ceiling and exposed brick
- Include executive offices, reception areas, large boardrooms & open work spaces
- Ideal for many professional users including accountant, lawyer, consulting firms, administrative and more

Unit 102, 11302-119 St NW,
Edmonton, AB

[View Brochure](#)

[Joel Wolski](#)



ROYAL PARK
REALTY™

NISKU OFFICE

T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

EDMONTON OFFICE

T 780.448.0800
F 780.426.3007
#201, 9038 51 Avenue NW
Edmonton, AB T6E 5X4

royalparkrealty.com

LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

PROPERTY

PRICE

SIZE

HIGHLIGHTS



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

[View Brochure](#)

[Dave Quest](#)



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.*

[View Brochure](#)

[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

[View Brochure](#)

[Thomas Braun](#)



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

[View Brochure](#)

[Thomas Braun](#)



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

[View Brochure](#)

[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

[View Brochure](#)

[Scott Endres](#)



**ROYAL PARK
REALTY™**

NISKU OFFICE
T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

EDMONTON OFFICE
T 780.448.0800
F 780.426.3007
#201, 9038 51 Avenue NW
Edmonton, AB T6E 5X4

royalparkrealty.com







LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	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
	119 Street Character Office Space Unit 6, 11302-119 St NW, Edmonton, AB	\$9.00/sq ft View Brochure Scott Endres	868 ft ±	<ul style="list-style-type: none"> • Open high beam ceiling and exposed brick • Include executive offices, reception areas, large boardrooms & open work spaces • Ideal for many professional users including accountant, lawyer, consulting firms, administrative and more
	119 Street Character Office Space Unit 1, 11302-119 St NW, Edmonton, AB	\$11.75/sq ft View Brochure Scott Endres	2,320 sq ft ±	<ul style="list-style-type: none"> • Open high beam ceiling and exposed brick • Include executive offices, reception areas, large boardrooms & open work spaces • Ideal for many professional users including accountant, lawyer, consulting firms, administrative and more
	Broadmoor Baseline Crossing Unit #12, 975 Broadmoor Blvd, Sherwood Park, AB	\$22.00/sq ft View Brochure Marcus Schwabe	1,378 sq ft ±	<ul style="list-style-type: none"> • Ideal location on Baseline Road in Sherwood Park • Excellent visibility with high traffic - an average of 36,000 vehicles per day • Great access and ample parking
	Sherwood Park Commercial Condo 132, 150 Chippewa Rd, Sherwood Park, AB	\$23.00/sq ft View Brochure Tyler Weiman	5,300 sq ft ±	<ul style="list-style-type: none"> • 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 View Brochure Marcus Schwabe	1,089 - 3,336 sq ft ±	<ul style="list-style-type: none"> • Great location in central Sherwood Park • Great for all medical, dental and retail/office uses • First and second floor space available



ROYAL PARK
REALTY™

NISKU OFFICE
T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

EDMONTON OFFICE
T 780.448.0800
F 780.426.3007
#201, 9038 51 Avenue NW
Edmonton, AB T6E 5X4

royalparkrealty.com




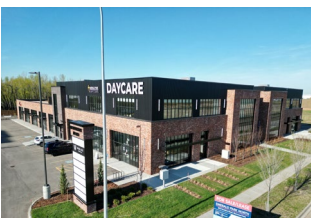


LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

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 - 4,275 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
	Village Park Mall 937 and 957 Fir Street, Sherwood Park, AB	\$16.00/sq ft - \$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
	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



ROYAL PARK
REALTY™

NISKU OFFICE
 T 780.955.7171
 F 780.955.7764
 #25, 1002 7th Street
 Nisku, AB T9E 7P2

EDMONTON OFFICE
 T 780.448.0800
 F 780.426.3007
 #201, 9038 51 Avenue NW
 Edmonton, AB T6E 5X4

royalparkrealty.com


LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	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
		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



ROYAL PARK
REALTY™

NISKU OFFICE
 T 780.955.7171
 F 780.955.7764
 #25, 1002 7th Street
 Nisku, AB T9E 7P2

EDMONTON OFFICE
 T 780.448.0800
 F 780.426.3007
 #201, 9038 51 Avenue NW
 Edmonton, AB T6E 5X4

royalparksale.com