



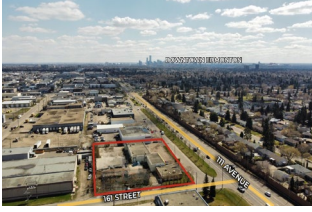


# EXCLUSIVE LISTINGS SUMMARY JANUARY 2025

SALE – RETAIL

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
<b>New Listing!</b> 	<b>Prime Condo Space On 164 Street</b>  10084/10062 164 Street NW, Edmonton, AB  <a href="#">View Brochure</a>  <a href="#">Joel Wolski</a>	\$670,000.00          <a href="#">View Brochure</a>  <a href="#">Joel Wolski</a>	2,400 sq ft ±	<ul style="list-style-type: none"> <li>Two-storey space features front and back entrances leading to an openconcept main floor ready for your development</li> <li>Ideal for office or retail use</li> <li>Ample parking at the front and back</li> </ul>
	<b>LMB 91 Retail/Office/ Flex</b>  1703 91 Street SW, Edmonton, AB  <a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>	\$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  <a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>	\$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  <a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>	\$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  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	\$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>



**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](http://royalparkrealty.com)

# SALE – RETAIL

EDMONTON

SHERWOOD PARK

LEASE

	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><a href="#">View Brochure</a></div> <div><a href="#">Marcus Schwabe</a></div>	<div>\$1,495,000.00</div>	<div>7206 sq ft ±</div>	<div><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></div>
<div></div>	<div>Stand Alone Commercial Space</div> <div>7403 82 Avenue NW, Edmonton, AB</div> <div><a href="#">View Brochure</a></div> <div><a href="#">Eric Stang</a></div>	<div>\$1,550,000.00 (lease option)</div>	<div>4,300 sq ft ±</div>	<div><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></div>
<div></div>	<div>Emerald Park North</div> <div>895/897 Pembina Road, Sherwood Park, AB</div> <div><a href="#">View Brochure</a></div> <div><a href="#">Scott Endres</a></div>	<div>\$479,000.00 - \$1,527,000.00 (lease options)</div>	<div>1,350 - 4,275 sq ft ±</div>	<div><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></div>
<div></div>	<div>Main Floor Unit At Wye Business Centre</div> <div>#400 &amp; #405, 450 Ordze Road, Sherwood Park, AB</div> <div><a href="#">View Brochure</a></div> <div><a href="#">Scott Endres</a></div>	<div>\$990,000.00 (lease option)</div>	<div>3,100 sq ft ±</div>	<div><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></div>
<div></div>	<div>979 Fir</div> <div>#210, 979 Fir Street, Sherwood Park, AB</div> <div><a href="#">View Brochure</a></div> <div><a href="#">Thomas Braun</a></div>	<div>\$799,000.00 (lease option)</div>	<div>2,844 sq ft ±</div>	<div><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></div>
<div>Price Reduced!</div> <div></div>	<div>61,994 Sq Ft Office/Retail</div> <div>2134 Premier Way, Sherwood Park, AB</div> <div><a href="#">View Brochure</a></div> <div><a href="#">Marcus Schwabe</a></div>	<div>\$9,900,000.00</div>	<div>61,994 sq ft on 3 floors ±</div>	<div><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></div>



**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](http://royalparkrealty.com)

# SALE – RETAIL

EDMONTON

SHERWOOD PARK

LEASE

## PROPERTY

## PRICE

## SIZE

## HIGHLIGHTS



### Sherwood Park Office Condo

#112, 160 Broadway Blvd,  
Sherwood Park, AB

\$499,999.00  
(lease 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



**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](http://royalparkrealty.com)







# LEASE – RETAIL

EDMONTON

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 ±	<b>Irresistible Tenant Incentives!*</b> <ul style="list-style-type: none"> <li>• Front loading retail/warehouse/flex space for lease well-situated in NW Edmonton</li> <li>• Featuring excellent exposure to 21,700 vehicles daily on 149 St and 14,800 vehicles daily on 118 Ave</li> <li>• 18' ± clear ceiling heights and 32' x 24' column spacing</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>



**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](http://royalparkrealty.com)









# LEASE – RETAIL

EDMONTON

SHERWOOD PARK

OTHER

SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<b>Meridian Place Retail Bay</b>  7603 - 50 Street NW, Edmonton, AB	\$15.00/sq ft  <a href="#">View Brochure</a>  <a href="#">Dave Quest</a>	2,000 sq ft ±	<ul style="list-style-type: none"> <li>• Ample surface parking - 3 stalls per 1,000 sq ft</li> <li>• Tenant improvement package available</li> <li>• Opportunity for exterior building signage as well pylon signage</li> </ul>
	<b>Woodbridge Gardens</b>  21 Sioux Road, Sherwood Park, AB	Starting at \$22.00/sq ft  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	Up to 5,600 sq ft ±	<ul style="list-style-type: none"> <li>• Built to suit options</li> <li>• Up to 5,600 sq ft ±</li> <li>• Close proximity to Sherwood Park Freeway, Whitemud Drive and Anthony Henday</li> </ul>
	<b>Sherwood Park Office Condo</b>  #112, 160 Broadway Blvd, Sherwood Park, AB	\$22.00/ sq ft (purchase 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>Broadmoor Baseline Crossing</b>  #12, 975 Broadmoor Blvd, Sherwood Park, AB	\$22.00/sq ft  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	1,378 sq ft ±	<ul style="list-style-type: none"> <li>• Ideal location on Baseline Road in Sherwood Park</li> <li>• Excellent visibility with high traffic - an average of 36,000 vehicles per day</li> <li>• Other tenants in area: Local Pub, Joey Sherwood Park, Save-On-Foods and Costco</li> </ul>
	<b>Village Park Mall</b>  937 and 957 Fir Street, Sherwood Park, AB	\$16.00 - \$19.00/ sq ft  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	1,413 - 1,749 sq ft ±	<ul style="list-style-type: none"> <li>• <b>New tenant incentive!</b></li> <li>• Lobby renovation complete! Exterior renovations underway!</li> <li>• High visibility from Wye Road/Sherwood Park Freeway</li> </ul>
	<b>979 Fir</b>  #210, 979 Fir Street, Sherwood Park, AB	\$17.99/sq ft (purchase 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>



**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](http://royalparksale.com)

# LEASE – RETAIL

EDMONTON

SHERWOOD PARK

OTHER

SALE

## PROPERTY

## PRICE

## SIZE

## HIGHLIGHTS



### **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 ±

- 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



**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](http://royalparkrealty.com)