

EXCLUSIVE LISTINGS SUMMARY MARCH 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

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[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

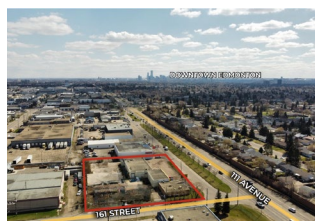
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[Tyler Weiman](#)

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



CPI 111 Retail/Industrial Site

15840 111 Avenue NW,
Edmonton, AB

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[Thomas Braun](#)

\$2,720,000.00

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



Multi-Tenant Investment/Owner User Property

14225 - 115 Avenue NW,
Edmonton, AB

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[Scott Endres](#)

\$1,950,000.00

16,670 sq ft ±

- Exceptional investment/owner user opportunity located on a corner lot excellent visibility.
- Well maintained with two stable, long-term tenants and multiple new leases
- Secure and reliable investment or owner will vacate to allow an owner-operator to move in



Atomic Centre Office/Warehouse Condo

15363 117 Avenue NW,
Edmonton, AB

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[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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#25, 1002 7th Street
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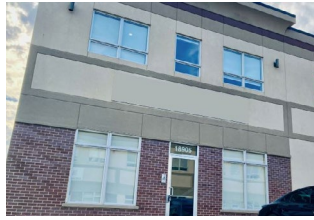
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FMC189 Office/Warehouse

18905 111 Ave NW,
Edmonton, AB

\$1,068,000.00

3,900 sq ft ±

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[Thomas Braun](#)

- 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.



Industrial Shop With Office

4401 61 Avenue,
Leduc, AB

\$1,990,000.00

9,855 sq ft ±

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[Marcus Schwabe](#)

- **Broker Incentive! Full 3% fee on any offer unconditional by December 31, 2024**
- 6 grade overhead doors
- Fenced graveled yard



Cana West Valve

2104 6 Street,
Nisku, AB

\$2,990,000.00

13,262 sq ft on
3.0 acres ±

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[Kelly Gibbon](#)

- 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)

1,905 - 3,864
sq ft ±

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[Eric Stang](#)

- Drive-thru industrial condo located in Leduc Business Park
- Fully paved marshalling area
- Features 1 office and 2 washrooms



979 Fir

#210, 979 Fir Street,
Sherwood Park, AB

\$799,000.00
(lease option)

2,844 sq ft ±

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[Thomas Braun](#)

- 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



Sturgeon County Industrial Facility

55112 Range Road 825,
Sturgeon County, AB

Market
(lease option)

22,444 sq ft on
32.72 acres ±

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- 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



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Industrial/Warehouse Bay

Market
(lease options)

7,200 sq ft ±

- Last remaining unit
- Partially fenced and gated compound
- (1) 14' x 16' OH grade door and (1) 14' x 12' OH grade door with dual compartment sumps

Bay #117,
11129 - 83 Avenue,
Fort Saskatchewan, AB

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



Yellowhead & Gretzky Industrial Bay

12321 Mount Lawn Rd,
Edmonton, AB

\$7.90/sq ft

14,500 - 18,500
sq ft ±

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- 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

4,945 sq ft ±

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- 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

18,375 sq ft ±

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[Thomas Braun](#)

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



Free Standing Office/Shop On 3.5 Acres

1810 Yellowhead Trail NE,
Edmonton, AB

\$17,000.00/
month

6,000 sq ft on
3.5 acres ±

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[Tyler Weiman](#)

- 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



149 St. Centre Retail/Warehouse/Flex Space

14819 118 Avenue,
Edmonton, AB

\$12.00/sq ft

4,800 sq ft ±

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[Thomas Braun](#)

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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New Listing!



Nisku Industrial Bay

#15, 1906-4 Street,
Nisku, AB

\$14.50/sq ft

2,500 sq ft ±

- Industrial shop/office space
- 2 ton crane
- Fenced and gated rear yard space

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[Scott Endres](#)



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\$15.00/sq ft
(purchase option)

1,905 - 3,864
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Office/Warehouse Bays

11121 83 Avenue,
Fort Saskatchewan, AB

Market

2,800 sq ft ±

- Consists of 6 offices, reception area, kitchen, washrooms (with shower) and utility rooms
- Fibre Optic network and reliability
- Well maintained property with ample parking which can accommodate a variety of uses

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