



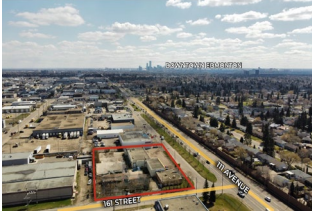


# EXCLUSIVE LISTINGS SUMMARY MARCH 2025

## SALE – RETAIL

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
<b>New Listing!</b>	 <p><b>Jasper Avenue Condo</b> 11769 Jasper Avenue NW, Edmonton, AB</p> <p><a href="#">View Brochure</a> Joel Wolski</p>	\$495,000.00	1,036 sq ft ±	<ul style="list-style-type: none"> <li>Modern, multi-purpose, easily adaptable condo</li> <li>Excellent visibility fronting Jasper Avenue in the sought-after Oliver neighbourhood</li> <li>Surrounded by residential apartment buildings and established businesses</li> </ul>
<b>Price Reduced!</b>	 <p><b>7,206 Sq Ft Stand-Alone Building</b> 15740 Stony Plain Rd NW, Edmonton, AB</p> <p><a href="#">View Brochure</a> Marcus Schwabe</p>	\$1,495,000.00	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>
	 <p><b>CPI 111 Retail/Industrial Site</b> 15840 111 Avenue NW, Edmonton, AB</p> <p><a href="#">View Brochure</a> Thomas Braun</p>	\$2,720,000.00	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>
	 <p><b>MT10 Flex Condo</b> 11320 - 119 Street NW, Edmonton, AB</p> <p><a href="#">View Brochure</a> Thomas Braun</p>	\$365,750.00 (lease option)	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>
	 <p><b>Calgary Trail Retail/Office Space</b> 2920 Calgary Trail, Edmonton, AB</p> <p><a href="#">View Brochure</a> Scott Endres</p>	\$1,975,000.00 (lease option)	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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## PROPERTY

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## HIGHLIGHTS



### Prime Condo Space On 164 Street

10084/10062 164 St NW,  
Edmonton, AB

\$670,000.00

[View Brochure](#)

[Joel Wolski](#)

2,400 sq ft ±

- 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



### 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



### Emerald Park North

895/897 Pembina Road,  
Sherwood Park, AB

\$479,000.00 -  
\$1,527,000.00  
(lease 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



### Main Floor Unit At Wye Business Centre

#400 & #405,  
450 Ordze Road,  
Sherwood Park, AB

\$990,000.00  
(lease 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



### 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

**Price Reduced!**



### 61,994 Sq Ft Office/ Retail

2134 Premier Way,  
Sherwood Park, AB

\$9,900,000.00

[View Brochure](#)

[Marcus Schwabe](#)

61,994 sq ft on  
3 floors ±

- 20,639 sq ft ± heated underground parking (49 stalls)
- 108 surface parking stalls
- Roughed-in elevator to all 4 floors



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# LEASE – RETAIL

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OTHER

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### 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



### Calgary Trail Retail/Office Space

2920 Calgary Trail,  
Edmonton, AB

\$27.00/sq ft  
(purchase option)

[View Brochure](#)

[Scott Endres](#)

5,555 sq ft ±

- 2nd floor space
- Elevator
- Excellent on-site free parking



### MT10 Flex Condo

1320 - 119 Street NW,  
Edmonton, AB

\$9.99/sq ft  
(purchase option)

[View Brochure](#)

[Thomas Braun](#)

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.\*



### 149 St. Centre Retail Warehouse/Flex Space

14819 118 Avenue NW,  
Edmonton, AB

\$12.00/sq ft

[View Brochure](#)

[Thomas Braun](#)

4,800 sq ft ±

- **Irresistible Tenant Incentives!\***
- Front loading retail/warehouse/flex space for lease well-situated in NW Edmonton
- Featuring excellent exposure to 21,700 vehicles daily on 149 St and 14,800 vehicles daily on 118 Ave
- 18' ± clear ceiling heights and 32' x 24' column spacing



### Shoppes At NW Crossing

180 Mistatim Road NW,  
Edmonton, AB

\$19.00/sq ft

[View Brochure](#)

[Scott Endres](#)

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



### 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



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# LEASE – RETAIL

EDMONTON

SHERWOOD PARK

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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
<b>New Listing!</b>	 <p><b>Heritage Plaza Sub-Lease</b></p> <p>800 Broadmoor Blvd, Sherwood Park, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Joel Wolski</a></p>	\$20.00/sq ft	1,300 sq ft ±	<ul style="list-style-type: none"> <li>Beautifully built-out retail space strategically located on Broadmoor Boulevard</li> <li>Newly renovated with a modern, professional look</li> <li>Join Sherlock Holmes Pub, Japanese Village, Gem Galleria, Mills Haven Dental and more!</li> </ul>
	 <p><b>Village Park Mall</b></p> <p>937 Fir Street, Sherwood Park, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Scott Endres</a></p>	\$16.00/sq ft	1,413 sq ft ±	<ul style="list-style-type: none"> <li><b>New tenant incentive!</b></li> <li>Lobby renovation complete! Exterior renovations planned</li> <li>High visibility from Wye Road/Sherwood Park Freeway</li> </ul>
	 <p><b>Sherwood Park Office Condo</b></p> <p>#112, 160 Broadway Blvd, Sherwood Park, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Tyler Weiman</a></p>	\$22.00/sq ft (purchase option)	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>
	 <p><b>Broadmoor Baseline Crossing</b></p> <p>#12, 975 Broadmoor Blvd, Sherwood Park, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Marcus Schwabe</a></p>	\$22.00/sq ft	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>
	 <p><b>Village Park Mall</b></p> <p>957 Fir Street, Sherwood Park, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Scott Endres</a></p>	\$19.00/sq ft	1,749 sq ft ±	<ul style="list-style-type: none"> <li><b>New tenant incentive!</b></li> <li>Exterior renovations planned</li> <li>High visibility from Wye Road/Sherwood Park Freeway</li> </ul>
	 <p><b>979 Fir</b></p> <p>#210, 979 Fir Street, Sherwood Park, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Thomas Braun</a></p>	\$17.99/sq ft (purchase option)	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>



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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 - 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



### 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



### CR150 Retail /Office/ Flex Condo

#122, 150 Chippewa Road,  
Sherwood Park, AB

\$22.00/sq ft

[View Brochure](#)

[Thomas Braun](#)

3,200 sq ft ±

- Bright retail/office flex space off Chippewa Road in Sherwood Park, AB
- Fully developed space with high-end finishing on two floors
- Outstanding parking



### Sherwood Park Commercial Condo

#132, 150 Chippewa Road,  
Sherwood Park, AB

Market

[View Brochure](#)

[Tyler Weiman](#)

5,300 sq ft ±

- Sherwood Park/Strathcona County retail/office opportunity
- Demisable options available and can be leased with furnishings
- 12 dedicated parking stalls with additional parking adjacent



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**New Listing!**



### Daycare Opportunity

Market

6,020 sq ft ±

180 Century Crossing,  
Spruce Grove, AB

- Turnkey daycare opportunity in Spruce Grove
- Brand new custom build facility
- Conveniently situated in a prime location easily accessible for families

[View Brochure](#)

[Tyler Weiman](#)

**New Listing!**



### Market Square, Fort Saskatchewan

\$22.00/sq ft

1,112 - 5,192  
sq ft ±

10404 99 Avenue,  
Fort Saskatchewan, AB

- Downtown Fort Saskatchewan retail opportunities
- Available unit with additional yard storage area
- Shell space ready for tenant fixturing

[View Brochure](#)

[Tyler Weiman](#)



### Heartland Commercial Centre

Starting at  
\$22.00/sq ft

1,060 - 8,666  
sq ft ±

9301 Wilshire Blvd,  
Fort Saskatchewan, AB

- Prime commercial development in Fort Saskatchewan
- Retail, medical, professional and other neighbourhood services
- Build to suit opportunity on conjoining lands (2.365 acres ±)

[View Brochure](#)

[Tyler Weiman](#)



### Main Floor Commercial Units

\$27.50/sq ft

1,000 – 5,160  
sq ft ±

1135 St. Albert Trail,  
St. Albert, AB

- Main floor space available
- Shell space ready for fixturing
- Located in the northern district of St. Albert along St. Albert Trail

[View Brochure](#)

[Joel Wolski](#)



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