






# EXCLUSIVE LISTINGS SUMMARY

## JUNE 2025

### SALE – INDUSTRIAL

EDMONTON    NISKU/LEDUC    SHERWOOD PARK    OTHER    LEASE				
	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<b>Industrial Office/ Warehouse On 5.07 Acres</b>  1903 121 Avenue NE, Edmonton, AB	Contact Agent (lease option)  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	21,900 sq ft on 5.07 acres ±	<ul style="list-style-type: none"> <li>• Vendor would consider VTB</li> <li>• 16,000 sq ft ± warehouse with (5) 10' x 12' dock loading doors</li> <li>• 2,673 sq ft ± industrial bays with (4) 14' x 14' drive-thru grade loading doors</li> </ul>
	<b>Free Standing Buildings On 7.2 Acres ±</b>  1803 121 Avenue NE & 1810 Yellowhead Trail NE, Edmonton, AB	Contact Agent  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	6,000 sq ft on 7.2 acres ±	<ul style="list-style-type: none"> <li>• Two (2) site entries allows for a variety of configurations</li> <li>• 5,000 sq ft ± free-standing shop with (3) offices, tool crib, washroom and mezzanine</li> <li>• 1,000 sq ft ± free-standing office with reception, washroom and offices</li> </ul>
	<b>CPI 111 Retail/ Industrial Site</b>  15840 111 Avenue NW, Edmonton, AB	\$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>Multi-Tenant Investment/Owner User Property</b>  14225 - 115 Avenue NW, Edmonton, AB	\$1,950,000.00  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	16,670 sq ft ±	<ul style="list-style-type: none"> <li>• Exceptional investment/owner user opportunity located on a corner lot excellent visibility.</li> <li>• Well maintained with two stable, long-term tenants and multiple new leases</li> <li>• Secure and reliable investment or owner will vacate to allow an owner-operator to move in</li> </ul>
	<b>FMC189 Office/Warehouse</b>  18905 111 Ave NW, Edmonton, AB	\$1,068,000.00  <a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>	3,900 sq ft ±	<ul style="list-style-type: none"> <li>• Developed prime commercial industrial/office real estate just off 111 Avenue</li> <li>• 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.</li> </ul>



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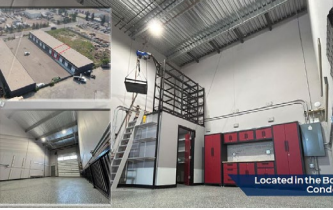




# SALE – INDUSTRIAL

EDMONTON

NISKU/LEDUC

OTHER

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
<b>New Listing!</b> 	<b>Brand New Storage And Business Condos</b>  20304 109 Ave NW, Edmonton, AB	Starting at \$276,900/unit (lease options)  <a href="#">View Brochure</a>  <a href="#">Cody Huchkowski</a>	770 - 1,958 sq ft ±	<ul style="list-style-type: none"> <li>39 bays available with options to purchase or lease (vendor financing available)</li> <li>Includes a 12' x 14' overhead door, floor drain, LED lighting and more</li> <li>Gated and fenced site with security system</li> </ul>
<b>New Listing!</b> 	<b>BT13 Storage Condo</b>  7284 68 Street NW, Edmonton, AB	\$389,000.00  <a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>	1,044 sq ft ±	<ul style="list-style-type: none"> <li>Rare, professionally finished storage condo in Southeast Edmonton.</li> <li>Turn-Key Ready: Features include an integrated mezzanine, epoxy flooring, LED lighting, and a utility hoist (220-440 lb cap.).</li> <li>Secure: Precast concrete panel structure with fenced perimeter, motorized gate and motion-activated camera surveillance</li> </ul>
<b>New Listing!</b> 	<b>Sawridge Industrial Condos Now Pre-Selling And Leasing</b>  5605/5607-43 Street, Leduc, AB	\$280.00/sq ft (lease options)  <a href="#">View Brochure</a>  <a href="#">Eric Stang</a>	Starting at 2,018 sq ft ±	<ul style="list-style-type: none"> <li>New industrial condos in Sawridge Business Park</li> <li>Featuring grade loading, drive-thru options, fenced compounds, and sumps</li> <li>Possession in Q4 2025</li> </ul>
<b>New Listing!</b> 	<b>Industrial Shop With Yard</b>  2102 5 Street, Nisku, AB	\$5,225,000.00  <a href="#">View Brochure</a>  <a href="#">Kelly Gibbon</a>	28,513 sq ft ±	<ul style="list-style-type: none"> <li>Stand-alone industrial shop and office</li> <li>Massive 7 acre ± yard with quonset and out building</li> <li>Site is fenced and gated with two separate entrances</li> </ul>
	<b>Industrial Shop With Office</b>  4401 61 Avenue, Leduc, AB	\$1,990,000.00  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	9,855 sq ft ±	<ul style="list-style-type: none"> <li><b>Corner lot</b></li> <li>6 grade overhead doors</li> <li>Fenced graveled yard</li> </ul>
<b>New Listing!</b> 	<b>Stand Alone Buildings On 12.65 Acres ±</b>  5205 49 Street, Yellowhead County, AB	\$600,000.00  <a href="#">View Brochure</a>  <a href="#">Cody Huchkowski</a>	8,700 sq ft on 12.65 acres ±	<ul style="list-style-type: none"> <li>Located on the perimeter of the beautiful hamlet of Robb, Alberta. 63 km to Edson, 70 km to Hinton</li> <li>Three stand alone buildings on 12.65 acres ±</li> <li>Situated on a gravel surface yard which is surrounded by forest and a chainlink fence</li> </ul>



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# SALE – INDUSTRIAL

EDMONTON

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OTHER

LEASE



## Industrial/Warehouse Bay

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

Market  
(lease options)

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

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



## 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



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# LEASE – INDUSTRIAL







EDMONTON

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SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<b>Industrial Office/ Warehouse On 5.07 Acres</b>  1903 121 Avenue NE, Edmonton, AB	Market (purchase option)  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	21,900 sq ft on 5.07 acres ±	<ul style="list-style-type: none"> <li>• 16,000 sq ft ± warehouse with (5) 10' x 12' dock loading doors</li> <li>• 2,673 sq ft ± industrial bays with (4) 14' x 14' drive-thru grade loading doors</li> <li>• (2) offices - 1,739 sq ft and 1,488 sq ft ±</li> </ul>
	<b>Yellowhead &amp; Gretzky Industrial Bay</b>  12321 Mount Lawn Rd, Edmonton, AB	\$7.90/sq ft  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	14,500 - 18,500 sq ft ±	<ul style="list-style-type: none"> <li>• Newly renovated, demisable warehouse bay available</li> <li>• Up to 0.25 acres of secured/lit, compacted gravel rear yard space with cameras available</li> <li>• Dock loading, grade level possible</li> </ul>
	<b>Double L Industrial Office</b>  8917 13 Street, Edmonton, AB	\$12.00/sq ft  <a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>	4,945 sq ft ±	<ul style="list-style-type: none"> <li>• Second floor office space off 17<sup>th</sup> Street in Strathcona County, AB</li> <li>• Built in 2010 with executive offices and high-utility shop and yard</li> <li>• Second floor office has a separate entrance, 5 offices, boardroom, admin area, 2 washrooms and a large training or storage area</li> </ul>
	<b>149 St. Centre Warehouse</b>  14819 118 Avenue NW, Edmonton, AB	\$6.99/sq ft  <a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>	18,375 sq ft ±	<b>Irresistible Tenant Incentive!</b> <ul style="list-style-type: none"> <li>• Dock loading warehouse space well-situated in NW Edmonton</li> <li>• Up to 4 dock level loading doors, bumpers and levelers with generous marshalling area</li> <li>• Warehouse clear ceiling heights of 20'± with 40' - 60' x 19' column spacing</li> </ul>
	<b>Free Standing Office/ Shop On 3.5 Acres</b>  1810 Yellowhead Trail NE, Edmonton, AB	\$17,000.00/ month  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	6,000 sq ft on 3.5 acres ±	<ul style="list-style-type: none"> <li>• Fronting HWY 16 (Yellowhead Trail) with a premium NE Edmonton/Strathcona County location</li> <li>• 5,000 sq ft ± free-standing shop with drive-thru grade doors, (3) offices, tool crib, washroom and mezzanine</li> <li>• 1,000 sq ft ± free-standing office with reception, washroom and offices</li> </ul>
	<b>149 St. Centre Retail/ Warehouse/Flex Space</b>  14819 118 Avenue, Edmonton, AB	\$12.00/sq ft  <a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>	4,800 sq ft ±	<b>Irresistible Tenant Incentive!</b> <ul style="list-style-type: none"> <li>• Front-loading retail/warehouse flex space well-situated in NW Edmonton</li> <li>• Exposure to 22,800 vehicles per average weekday on 149 St and 15,500 vehicles per average weekday on 118 Ave</li> <li>• Warehouse clear ceiling heights of 18' ± with 32' x 24' column spacing</li> </ul>



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# LEASE – INDUSTRIAL







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SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
<b>New Listing!</b>	 <p><b>Industrial Shop W/Office</b></p> <p>5809-98 Street NW, Edmonton, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Joel Wolski</a></p>	\$15,000.00/mo	8,037 sq ft on 1.12 acres ±	<ul style="list-style-type: none"> <li>• 1,637 sq ft ± office space</li> <li>• 2 Drive thru bays</li> <li>• (1) 7.5 tonne &amp; (1) 6 tonne bridge cranes with 16' under hook</li> </ul>
<b>New Listing!</b>	 <p><b>Brand New Storage &amp; Business Condos</b></p> <p>20304 109 Ave NW, Edmonton, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Cody Huchkowski</a></p>	\$19.00/sq ft (purchase options)	770 - 1,958 sq ft ±	<ul style="list-style-type: none"> <li>• 39 bays available with options to purchase or lease (vendor financing available)</li> <li>• Includes a 12' x 14' overhead door, floor drain, LED lighting and more</li> <li>• Gated and fenced site with security system</li> </ul>
<b>New Listing!</b>	 <p><b>Davies Industrial Bay</b></p> <p>6212 Davies Road NW, Edmonton, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Joel Wolski</a></p>	\$14.50/sq ft	3,000 sq ft ±	<ul style="list-style-type: none"> <li>• Industrial bay with large yard</li> <li>• Two storey office space with storage mezzanine</li> <li>• Bridge &amp; jib cranes</li> </ul>
<b>New Listing!</b>	 <p><b>Small Industrial Bays</b></p> <p>203, 204, 211 - 3910 84 Avenue, Leduc, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Kelly Gibbon</a></p>	\$11.50/ sq ft	2,500 sq ft ±	<ul style="list-style-type: none"> <li>• Industrial shop space</li> <li>• Small office</li> <li>• 12' x 14' overhead door</li> </ul>
<b>New Listing!</b>	 <p><b>Sawridge Industrial Condos Now Pre-Selling And Leasing</b></p> <p>5605/5607-43 Street, Leduc, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Eric Stang</a></p>	\$16.00/sq ft (purchase options)	Starting at 2,018 sq ft ±	<ul style="list-style-type: none"> <li>• New industrial condos in Sawridge Business Park</li> <li>• Featuring grade loading, drive-thru options, fenced compounds, and sumps</li> <li>• sq ft ±. Possession in Q4 2025</li> </ul>
<b>New Listing!</b>	 <p><b>Industrial Bay With Yard</b></p> <p>#101, 7106 42 Street, Leduc, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Kelly Gibbon</a></p>	\$13.75/sq ft Net	7,142 sq ft ±	<ul style="list-style-type: none"> <li>• Modern building located in Leduc Business Park</li> <li>• End Cap bay with 2 overhead doors</li> <li>• 10 ton crane capable</li> </ul>



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# LEASE – INDUSTRIAL







EDMONTON

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SHERWOOD PARK

OTHER

SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<b>Nisku Industrial Bay</b>  #15, 1906-4 Street, Nisku, AB	\$14.50/sq ft  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	2,500 sq ft ±  	<ul style="list-style-type: none"> <li>Industrial shop/office space</li> <li>2 ton crane</li> <li>Fenced and gated rear yard space</li> </ul>
<b>New Listing!</b> 	<b>Sherwood Park Industrial Facility</b>  50 Strathmoor Drive, Sherwood Park, AB	\$22.50/sq ft  <a href="#">View Brochure</a>  <a href="#">Joel Wolski</a>	16,378 sq ft on 3.15 acres ±  	<ul style="list-style-type: none"> <li>First class industrial facility</li> <li>(2) 7.5 tonne bridge and (2) 5.0 tonne bridge cranes</li> <li>Direct exposure to Yellowhead Trail</li> </ul>
<b>New Listing!</b> 	<b>Heartland Centre II</b>  11602 88 Avenue, Fort Saskatchewan, AB	Market  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	1,675 - 14,192 sq ft ±  	<ul style="list-style-type: none"> <li>Various spaces/sizes available which are zoned for a wide range of commercial and industrial uses</li> <li>Abundant natural light, efficient layouts and customizable interior configurations</li> <li>Ample on-site surface parking and loading capabilities</li> </ul>
<b>New Listing!</b> 	<b>Industrial Bay In Fort Saskatchewan</b>  Bay D, 11222 - 87 Ave, Fort Saskatchewan, AB	\$13.50/ sq ft  <a href="#">View Brochure</a>  <a href="#">Joel Wolski</a>	6,000 sq ft ±  	<ul style="list-style-type: none"> <li>Three (3) grade loading doors</li> <li>Large fenced and gated yard</li> <li>Ideal location in Fort Saskatchewan offering an excellent opportunity for a wide range of industrial users</li> </ul>
<b>New Listing!</b> 	<b>Industrial Bay In Fort Saskatchewan</b>  Bay C, 11222 - 87 Ave, Fort Saskatchewan, AB	\$13.50/ sq ft  <a href="#">View Brochure</a>  <a href="#">Joel Wolski</a>	3,000 sq ft ±  	<ul style="list-style-type: none"> <li>One (1) 14' x 14' grade loading door</li> <li>Large fenced and gated yard</li> <li>Ideal location in Fort Saskatchewan offering an excellent opportunity for a wide range of industrial users</li> </ul>
<b>New Listing!</b> 	<b>Heartland Centre I</b>  11870 88 Avenue, Fort Saskatchewan, AB	Market  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	2,674 - 7,796 sq ft ±  	<ul style="list-style-type: none"> <li>Various spaces/sizes available which are zoned for a wide range of commercial and industrial uses</li> <li>Abundant natural light, efficient layouts and customizable interior configurations</li> <li>Ample on-site surface parking and loading capabilities</li> </ul>



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# LEASE – INDUSTRIAL

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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<b>Office/Warehouse Bays</b>	Market	2,800 sq ft ±	<ul style="list-style-type: none"> <li>• Consists of 6 offices, reception area, kitchen, washrooms (with shower) and utility rooms</li> <li>• Fibre Optic network and reliability</li> <li>• Well maintained property with ample parking which can accommodate a variety of uses</li> </ul>
	11121 83 Avenue, Fort Saskatchewan, AB <a href="#">View Brochure</a> <a href="#">Tyler Weiman</a>			
	<b>Sturgeon County Industrial Facility</b>	Market (purchase option)	22,444 sq ft on 32.72 acres ±	<ul style="list-style-type: none"> <li>• Potential development opportunity with already established industrial users</li> <li>• Adjacent to CN line with proposed spur track for rail served facility</li> <li>• Large paved and graveled yard area, fully fenced and gated with perimeter lighting</li> </ul>
	55112 Range Road 825, Sturgeon County, AB <a href="#">View Brochure</a> <a href="#">Tyler Weiman</a>			
	<b>Industrial Warehouse Bays</b>	Market (purchase option)	7,200 sq ft ±	<ul style="list-style-type: none"> <li>• Last remaining unit</li> <li>• Partially fenced and gated compound</li> <li>• (1) 14' x 16' OH grade door and (1) 14' x 12' OH grade door with dual compartment sumps</li> </ul>
	Bay #117, 11129 - 83 Avenue, Fort Saskatchewan, AB <a href="#">View Brochure</a> <a href="#">Tyler Weiman</a>			



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