

EXCLUSIVE LISTINGS SUMMARY






JUNE 2025

SALE – OFFICE

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
New Listing! 	RSS118 Retail/Office/ Flex 11816 - 121 Street NW, Edmonton, AB	\$3,260,000.00 View Brochure Thomas Braun	17,312 sq ft ±	<ul style="list-style-type: none"> Retail/office/flex space on 1.59 acres ± of leased land in North-Central Edmonton Income-producing asset with three tenants in place and a vacant suite ideal for owner-user daycare or business occupancy Parking is outstanding (~72 stalls for the whole building)
	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.*
	Calgary Trail Retail/ Office Space 2920 Calgary Trail, Edmonton, AB	\$1,890,000.00 (lease option) View Brochure Scott Endres	5,555 sq ft ±	<ul style="list-style-type: none"> 2nd floor space Elevator Excellent on-site free parking
	Multi-Tenant Investment/Owner User Property 14225 - 115 Avenue NW, Edmonton, AB	\$1,950,000.00 View Brochure Scott Endres	16,670 sq ft ±	<ul style="list-style-type: none"> Exceptional investment/owner user opportunity located on a corner lot Well maintained with two stable, long-term tenants and multiple new leases A secure and reliable investment or owner will vacate to allow an owner-operator to move in



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New Listing!	 <p>Emerald Park North Condo Unit #101, 897 Pembina Road, Sherwood Park, AB</p>	\$1,120,000.00	2,798 sq ft ±	<ul style="list-style-type: none"> • Current retail space • Pylon signage opportunities • Grade loading doors
		View Brochure Scott Endres		
	 <p>Sherwood Park Retail/Office Condo #130 & #132, 150 Chippewa Road, Sherwood Park, AB</p>	\$2,000,000.00 (lease options)	8,300 sq ft ±	<ul style="list-style-type: none"> • Sherwood Park/Strathcona County retail and office opportunity • Fully developed two storey units with main and second floor demisable/expandable options • 12 dedicated parking stalls with additional parking adjacent
		View Brochure Tyler Weiman		
	 <p>Sherwood Park Office Building 2112 Premier Way, Sherwood Park, AB</p>	\$5,900,000.00	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
		View Brochure Marcus Schwabe		
Price Reduced!	 <p>61,994 Sq Ft Office/Retail 2134 Premier Way, Sherwood Park, AB</p>	\$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
		View Brochure Marcus Schwabe		
	 <p>Emerald Park North 895/897 Pembina Road, Sherwood Park, AB</p>	\$319,000.00 - \$969,000.00 (lease options)	900 - 2,798 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
		View Brochure Scott Endres		
	 <p>Sherwood Park Office Condo #112, 160 Broadway Blvd, Sherwood Park, Ab</p>	\$485,000.00 (lease option)	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
		View Brochure Tyler Weiman		



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New Listing!	RSS118 Office 11816 - 121 Street NW, Edmonton, AB 	\$12.00/sq ft View Brochure Thomas Braun	2,442 sq ft ±	<ul style="list-style-type: none"> • Second floor office space with possible 5,600 sq ft ± of outside storage in North-Central Edmonton • Outstanding parking (~72 stalls for the whole building) • Outdoor storage area attached to the building
	Main Floor Space In Queen Mary Park 11715D 108 Avenue NW, Edmonton, AB 	\$17.00/sq ft View Brochure Joel Wolski	5,134 sq ft ±	<ul style="list-style-type: none"> • 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
	119 Street Character Office Space Unit 102, 11302-119 St NW, Edmonton, AB 	\$11.00/sq ft View Brochure Joel Wolski	1,842 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
	Character Whyte Avenue Office Space 10754 82 Avenue NW, Edmonton, AB 	Market View Brochure Kelly Gibbon	3,000 sq ft ±	<ul style="list-style-type: none"> • Excellent location in the heart of vibrant Old Strathcona, fronting Whyte Avenue • Fully furnished, turnkey office space • Fantastic signage and visibility
	Meridian Place 7657 50 Street NW, Edmonton, AB 	\$16.00/sq ft View Brochure Dave Quest	2,000 - 8,000 sq ft ±	<ul style="list-style-type: none"> • Newer building with flexible floor plan • Undeveloped, demisable space • Ample surface parking - 3 stalls per 1,000 sq ft
	MT10 Flex Condo 11320 119 Street NW, Edmonton, AB 	\$9.99/sq ft net (purchase 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.*



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 <p>119 Street Character Office Space</p> <p>Unit 6, 11302-119 St NW, Edmonton, AB</p> <p>View Brochure</p> <p>Scott Endres</p>	\$9.00/sq ft	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
 <p>Meridian Place</p> <p>#204, 7633 - 50 St NW, Edmonton, AB</p> <p>View Brochure</p> <p>Dave Quest</p>	\$14.00/sq ft	7,000 sq ft ±	<ul style="list-style-type: none"> • Second floor office space • Well managed and maintained building • Ample surface parking
 <p>119 Street Character Office Space</p> <p>Unit 1, 11302-119 St NW, Edmonton, AB</p> <p>View Brochure</p> <p>Scott Endres</p>	\$11.00/sq ft	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
 <p>Double L Industrial Office</p> <p>8917 13 Street, Edmonton, AB</p> <p>View Brochure</p> <p>Thomas Braun</p>	\$12.00/sq ft	4,945 sq ft ±	<ul style="list-style-type: none"> • 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
 <p>Adtel Office Building</p> <p>11630 Kingsway NW, Edmonton AB</p> <p>View Brochure</p> <p>Thomas Braun</p>	Starting at \$900.00/mo	900 - 1,800 sq ft ±	<ul style="list-style-type: none"> • 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
 <p>Second Floor Office Space</p> <p>10607 82 St NW, Edmonton, AB</p> <p>View Brochure</p> <p>Steven Budjak</p>	Starting at \$10.00/sq ft	2,002 - 4,158 sq ft ±	<ul style="list-style-type: none"> • Second floor office space with ability to be demised • Build out includes 8 offices, 3 boardrooms, open bull pen area, kitchen area and 2 washrooms • Tenant Incentive: Up to 8 months free rent



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 <p>Calgary Trail Retail/Office Space 2920 Calgary Trail, Edmonton, AB</p>	<p>\$27.00/sq ft (purchase option)</p> <p>View Brochure</p> <p>Scott Endres</p>	<p>5,555 sq ft ±</p>	<ul style="list-style-type: none"> • 2nd floor space • Elevator • Excellent on-site free parking
 <p>CR150 Retail /Office/ Flex Condo #122, 150 Chippewa Road, Sherwood Park, AB</p>	<p>\$19.99/sq ft</p> <p>View Brochure</p> <p>Thomas Braun</p>	<p>3,205 sq ft ±</p>	<ul style="list-style-type: none"> • Bright retail/office flex space off Chippewa Road in Sherwood Park, AB • Fully developed space with high-end finishing on two floors • Outstanding parking
 <p>Super 8 Business Centre 26 Strathmoor Drive, Sherwood Park, AB</p>	<p>See Brochure</p> <p>View Brochure</p> <p>Joel Wolski</p>	<p>602 - 1,843 sq ft ±</p>	<ul style="list-style-type: none"> • 2 office units • Common washrooms for smaller offices • Excellent access to Broadmoor Blvd, Yellowhead Hwy and Anthony Henday
 <p>Village Park Mall 937 Fir Street, Sherwood Park, AB</p>	<p>\$16.00/sq ft</p> <p>View Brochure</p> <p>Scott Endres</p>	<p>1,413 sq ft ±</p>	<ul style="list-style-type: none"> • New tenant incentive! • Lobby renovation complete! Exterior renovations planned! • High visibility from Wye Road/Sherwood Park Freeway
 <p>Sherwood Park Commercial Condo #130 & #132, 150 Chippewa Rd, Sherwood Park, AB</p>	<p>Market</p> <p>View Brochure</p> <p>Tyler Weiman</p>	<p>1,100 - 5,000 sq ft ±</p>	<ul style="list-style-type: none"> • Sherwood Park/Strathcona County retail and office opportunity • Fully developed two storey units with main and second floor demisable/expandable options • Can be leased with furnishings
 <p>Broadmoor Baseline Crossing Unit #12, 975 Broadmoor Blvd, Sherwood Park, AB</p>	<p>\$22.00/sq ft</p> <p>View Brochure</p> <p>Marcus Schwabe</p>	<p>1,378 sq ft ±</p>	<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



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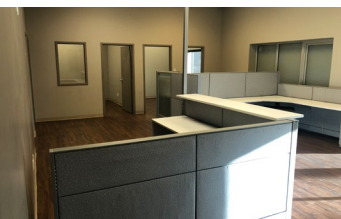
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	<p>Broadmoor Baseline Crossing</p> <p>975 Broadmoor Blvd, Sherwood Park, AB</p>	<p>\$22.00/sq ft</p> <p>View Brochure Marcus Schwabe</p>	<p>2,270 & 2,642 sq ft ±</p>	<ul style="list-style-type: none"> • Great location on Baseline Road in Sherwood Park • Other tenants in area: Local Pub, Joey Sherwood Park, Save-On-Foods and Costco • Great access and parking
	<p>Office/Retail Space</p> <p>48 & 50 Brentwood Blvd., Sherwood Park, AB</p>	<p>\$15.00/sq ft</p> <p>View Brochure Marcus Schwabe</p>	<p>424 - 3,336 sq ft ±</p>	<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
	<p>Sherwood Park Office Condo</p> <p>#112, 160 Broadway Blvd, Sherwood Park, AB</p>	<p>\$22.00/sq ft (purchase option)</p> <p>View Brochure Tyler Weiman</p>	<p>1,442 sq ft ±</p>	<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
	<p>Emerald Park North</p> <p>895/897 Pembina Road, Sherwood Park, AB</p>	<p>\$23.00/sq ft (purchase options)</p> <p>View Brochure Scott Endres</p>	<p>900 - 2,798 sq ft ±</p>	<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
	<p>Village Park Mall</p> <p>957 Fir Street, Sherwood Park, AB</p>	<p>\$19.00/sq ft</p> <p>View Brochure Scott Endres</p>	<p>1,749 sq ft ±</p>	<ul style="list-style-type: none"> • New tenant incentive! • Exterior renovations planned • High visibility from Wye Road/Sherwood Park Freeway
	<p>Modern Office Space</p> <p>#201 & 214, 3910 84 Ave, Leduc AB</p>	<p>\$3,250.00/ month</p> <p>View Brochure Bert Gaudet</p>	<p>2,000 sq ft ±</p>	<ul style="list-style-type: none"> • 2nd floor kitchen • Ample parking on site • Storage space included



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 <p>Office/Warehouse Bays</p> <p>11121 - 83 Avenue, Fort Saskatchewan, AB</p>	Market	2,800 sq ft ±	<ul style="list-style-type: none"> • 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
<p>View Brochure</p> <p>Tyler Weiman</p>			
 <p>Main Floor Commercial Units</p> <p>1135 St. Albert Trail, St. Albert, AB</p>	\$27.50/sq ft	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
<p>View Brochure</p> <p>Joel Wolski</p>			



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