

EXCLUSIVE LISTINGS SUMMARY






JUNE 2025

SALE – RETAIL

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	Jasper Avenue Condo 11769 Jasper Avenue NW, Edmonton, AB View Brochure Joel Wolski	\$495,000.00	1,036 sq ft ±	<ul style="list-style-type: none"> • Modern, multi-purpose, easily adaptable condo • Excellent visibility fronting Jasper Avenue in the sought-after Oliver neighbourhood • Surrounded by residential apartment buildings and established businesses
	RSS118 Retail/Office/Flex 11816 - 121 Street NW, Edmonton, AB View Brochure Thomas Braun	\$3,260,000.00	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)
	CPI 111 Retail/Industrial Site 15840 111 Avenue NW, Edmonton, AB View Brochure Thomas Braun	\$2,720,000.00	12,990 sq ft ±	<ul style="list-style-type: none"> • 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
	MT10 Flex Condo 11320 - 119 Street NW, Edmonton, AB View Brochure Thomas Braun	\$365,750.00 (lease option)	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 View Brochure Scott Endres	\$1,975,000.00 (lease option)	5,555 sq ft ±	<ul style="list-style-type: none"> • 2nd floor space • Elevator • Excellent on-site free parking



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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
New Listing!	 <p>Sherwood Park Retail/Office Condo</p> <p>#130 & #132, 150 Chippewa Road, Sherwood Park, AB</p> <p>View Brochure</p> <p>Tyler Weiman</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
	 <p>Sherwood Park Office Condo</p> <p>#112, 160 Broadway Blvd, Sherwood Park, AB</p> <p>View Brochure</p> <p>Tyler Weiman</p>	\$499,999.00 (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
	 <p>Emerald Park North</p> <p>895/897 Pembina Road, Sherwood Park, AB</p> <p>View Brochure</p> <p>Scott Endres</p>	\$319,000.00 - \$1,089,000.00 (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
New Listing!	 <p>Emerald Park North</p> <p>Unit 101, 897 Pembina Rd, Sherwood Park, AB</p> <p>View Brochure</p> <p>Scott Endres</p>	\$1,120,000.00	2,798 sq ft ±	<ul style="list-style-type: none"> Pylon signage opportunities Immediate possession Grade loading doors
Price Reduced!	 <p>61,994 Sq Ft Office/Retail</p> <p>2134 Premier Way, Sherwood Park, AB</p> <p>View Brochure</p> <p>Marcus Schwabe</p>	\$9,900,000.00	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



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New Listing! 	Retail/Commerical Bay 315 Woodvale Road West NW, Edmonton, AB	\$26.00/ sq ft View Brochure Cody Huchkowski	1,200 sq ft ±	<ul style="list-style-type: none"> • Located in the beautiful neighbourhood of Hillview • Available immediately • Perfect for a barbershop, salon or small business
	Calgary Trail Retail/ Office Space 2920 Calgary Trail, Edmonton, AB	\$27.00/sq ft (purchase option) View Brochure Scott Endres	5,555 sq ft ±	<ul style="list-style-type: none"> • 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 ±	<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.*
	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 ±	<ul style="list-style-type: none"> • 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
	Meridian Place Retail Bay 7603 - 50 Street NW, Edmonton, AB	\$15.00/sq ft View Brochure Dave Quest	2,000 sq ft ±	<ul style="list-style-type: none"> • Ample surface parking - 3 stalls per 1,000 sq ft • Tenant improvement package available • Opportunity for exterior building signage as well pylon signage
	Office / Retail Space 48 & 50 Brentwood Blvd., Sherwood Park, AB	\$15.00/sq ft View Brochure Marcus Schwabe	424 - 3,336 sq ft ±	<ul style="list-style-type: none"> • 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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	Heritage Plaza Sub-Lease 800 Broadmoor Blvd, Sherwood Park, AB View Brochure Joel Wolski	\$20.00/sq ft View Brochure Joel Wolski	1,300 sq ft ±	<ul style="list-style-type: none"> • Beautifully built-out retail space strategically located on Broadmoor Boulevard • Newly renovated with a modern, professional look • Join Sherlock Holmes Pub, Japanese Village, Gem Galleria, Mills Haven Dental and more!
	Village Park Mall 937 Fir Street, Sherwood Park, AB View Brochure Scott Endres	\$16.00/sq ft View Brochure Scott Endres	1,413 sq ft ±	<ul style="list-style-type: none"> • New tenant incentive! • Lobby renovation complete! Exterior renovations planned • High visibility from Wye Road/Sherwood Park Freeway
	Sherwood Park Office Condo #112, 160 Broadway Blvd, Sherwood Park, AB View Brochure Tyler Weiman	\$22.00/sq ft (purchase option) View Brochure Tyler Weiman	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
	Broadmoor Baseline Crossing #12, 975 Broadmoor Blvd, Sherwood Park, AB View Brochure Marcus Schwabe	\$22.00/sq ft View Brochure Marcus Schwabe	1,378 sq ft ±	<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 • Other tenants in area: Local Pub, Joey Sherwood Park, Save-On-Foods and Costco
	Village Park Mall 957 Fir Street, Sherwood Park, AB View Brochure Scott Endres	\$19.00/sq ft View Brochure Scott Endres	1,749 sq ft ±	<ul style="list-style-type: none"> • New tenant incentive! • Exterior renovations planned • High visibility from Wye Road/Sherwood Park Freeway
	Sherwood Park Retail/Office Condo #130 & #132, 150 Chippewa Road, Sherwood Park, AB View Brochure Tyler Weiman	Market (purchase options) View Brochure Tyler Weiman	1,100 - 5,000 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 • Can be leased with furnishings



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	Emerald Park North 895/897 Pembina Road, Sherwood Park, AB View Brochure Scott Endres	\$23.00/sq ft (purchase options) View Brochure Scott Endres	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
	Broadmoor Baseline Crossing 975 Broadmoor Blvd, Sherwood Park, AB View Brochure Marcus Schwabe	\$22.00/sq ft View Brochure Marcus Schwabe	2,270 - 2,642 sq ft ±	<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
	CR150 Retail/Office/Flex Condo #122, 150 Chippewa Road, Sherwood Park, AB View Brochure Thomas Braun	\$19.99/sq ft View Brochure Thomas Braun	3,200 sq ft ±	<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
	Woodbridge Gardens 21 Sioux Road, Sherwood Park, AB View Brochure Marcus Schwabe	Starting at \$22.00/sq ft View Brochure Marcus Schwabe	Up to 5,600 sq ft ±	<ul style="list-style-type: none"> • Built to suit options • Up to 5,600 sq ft ± • Close proximity to Sherwood Park Freeway, Whitemud Drive and Anthony Henday
	Broadmoor Baseline Crossing 975 Broadmoor Blvd, Sherwood Park, AB View Brochure Marcus Schwabe	\$22.00/sq ft View Brochure Marcus Schwabe	2,270 & 2,642 sq ft ±	<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
	Main Floor Commercial Units 1135 St. Albert Trail, St. Albert, AB View Brochure Joel Wolski	\$27.50/sq ft View Brochure Joel Wolski	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



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	Daycare Opportunity 180 Century Crossing, Spruce Grove, AB View Brochure Tyler Weiman	Market	6,020 sq ft ±	<ul style="list-style-type: none"> • Turnkey daycare opportunity in Spruce Grove • Brand new custom build facility • Conveniently situated in a prime location easily accessible for families
	Market Square, Fort Saskatchewan 10404 99 Avenue, Fort Saskatchewan, AB View Brochure Tyler Weiman	\$22.00/sq ft	1,112 - 5,192 sq ft ±	<ul style="list-style-type: none"> • Downtown Fort Saskatchewan retail opportunities • Multiple end cap units available • Shell space ready for tenant fixturing
	Heartland Commercial Centre 9301 Wilshire Blvd, Fort Saskatchewan, AB View Brochure Tyler Weiman	Starting at \$22.00/sq ft	1,060 - 8,666 sq ft ±	<ul style="list-style-type: none"> • Prime commercial development in Fort Saskatchewan • Retail, medical, professional and other neighbourhood services • Build to suit opportunity on adjoining lands (2.365 acres ±)



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