

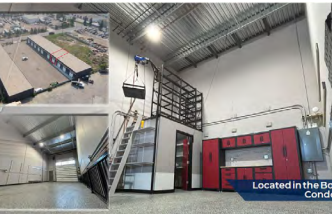

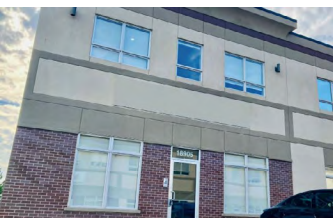


EXCLUSIVE LISTINGS SUMMARY

SEPTEMBER 2025

SALE – INDUSTRIAL

EDMONTON	NISKU/LEDUC	SHERWOOD PARK	OTHER	LEASE
PROPERTY	PRICE	SIZE	HIGHLIGHTS	
New Listing! 	The Vaults 13005-93 Ave SW, Edmonton, AB View Brochure Tyler Weiman	Starting at \$449,900.00 	1,680 - 3,710 sq ft ±	<ul style="list-style-type: none"> Premium lifestyle storage condos Designed for collectible cars, boats & RVs Superior security & accessibility
New Listing! 	Brand New Storage And Business Condos 20304 109 Ave NW, Edmonton, AB View Brochure Cody Huchkowski	Starting at \$276,900/unit (lease options)	770 - 1,958 sq ft ±	<ul style="list-style-type: none"> 39 bays available with options to purchase or lease (vendor financing available) Includes a 12' x 14' overhead door, floor drain, LED lighting and more Gated and fenced site with security system
New Listing! 	BT13 Storage Condo 7284 68 Street NW, Edmonton, AB View Brochure Thomas Braun	\$389,000.00	1,044 sq ft ±	<ul style="list-style-type: none"> Rare, professionally finished storage condo in Southeast Edmonton. Turn-Key Ready: Features include an integrated mezzanine, epoxy flooring, LED lighting, and a utility hoist (220-440 lb cap.). Secure: Precast concrete panel structure with fenced perimeter, motorized gate
New Listing! 	Sawridge Industrial Condos Now Pre-Selling And Leasing 5605/5607-43 Street, Leduc, AB View Brochure Eric Stang	\$280.00/sq ft (lease options)	Starting at 2,018 sq ft ±	<ul style="list-style-type: none"> New industrial condos in Sawridge Business Park Featuring grade loading, drive-thru options, fenced compounds, and sumps Possession January 2026
	FMC189 Office/Warehouse 18905 111 Ave NW, Edmonton, AB View Brochure Thomas Braun	\$1,068,000.00	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.



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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
Price Reduced! 	Industrial Office/ Warehouse On 5.07 Acres 1903 121 Avenue NE, Edmonton, AB	\$3,979,950.00 (lease option) View Brochure Tyler Weiman	21,900 sq ft on 5.07 acres ±	<ul style="list-style-type: none"> • Vendor would consider VTB • 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
Price Reduced! 	Free Standing Buildings On 7.2 Acres ± 1803 121 Avenue NE & 1810 Yellowhead Trail NE, Edmonton, AB	\$5,652,000.00 View Brochure Tyler Weiman	6,000 sq ft on 7.2 acres ±	<ul style="list-style-type: none"> • 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	\$2,720,000.00 View Brochure Thomas Braun	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
	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 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
New Listing! 	Industrial Shop With Yard 2102 5 Street, Nisku, AB	\$5,225,000.00 View Brochure Kelly Gibbon	28,513 sq ft ±	<ul style="list-style-type: none"> • Stand-alone industrial shop and office • Massive 7 acre ± yard with quonset and out building • Site is fenced and gated with two separate entrances
New Listing! 	Stand Alone Buildings On 12.65 Acres ± 5205 49 Street, Yellowhead County, AB	\$600,000.00 View Brochure Cody Huchkowski	8,700 sq ft on 12.65 acres ±	<ul style="list-style-type: none"> • Located on the perimeter of the beautiful hamlet of Robb, Alberta. 63 km to Edson, 70 km to Hinton • Three stand alone buildings on 12.65 acres ± • Situated on a gravel surface yard which is surrounded by forest and a chainlink fence



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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	Sturgeon County Industrial Facility	Market (lease option)	22,444 sq ft on 32.72 acres ±	<ul style="list-style-type: none"> • 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
	55112 Range Road 825, Sturgeon County, AB	View Brochure Tyler Weiman		
	Industrial/Warehouse Bay	Market (lease options)	7,200 sq ft ±	<ul style="list-style-type: none"> • 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	View Brochure Tyler Weiman		



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New Listing! 	Industrial Shop W/Office 5809-98 Street NW, Edmonton, AB View Brochure Joel Wolski	\$15,000.00/mo	8,037 sq ft on 1.12 acres ±	<ul style="list-style-type: none"> • 1,637 sq ft ± office space • 2 Drive thru bays • (1) 7.5 tonne & (1) 6 tonne bridge cranes with 16' under hook
New Listing! 	Brand New Storage & Business Condos 20304 109 Ave NW, Edmonton, AB View Brochure Cody Huchkowski	\$19.00/sq ft (purchase options)	770 - 1,958 sq ft ±	<ul style="list-style-type: none"> • 39 bays available with options to purchase or lease (vendor financing available) • Includes a 12' x 14' overhead door, floor drain, LED lighting and more • Gated and fenced site with security system
New Listing! 	Davies Industrial Bay 6212 Davies Road NW, Edmonton, AB View Brochure Joel Wolski	\$14.50/sq ft	3,000 sq ft ±	<ul style="list-style-type: none"> • Industrial bay with large yard • Two storey office space with storage mezzanine • Bridge & jib cranes
	Free Standing Office/Shop On 3.5 Acres 1810 Yellowhead Trail NE, Edmonton, AB View Brochure Tyler Weiman	\$17,000.00/month	6,000 sq ft on 3.5 acres ±	<ul style="list-style-type: none"> • 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 View Brochure Thomas Braun	\$12.00/sq ft	4,800 - 14,400 sq ft ±	Irresistible Tenant Incentive! <ul style="list-style-type: none"> • 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
	149 St. Centre Warehouse 14819 118 Avenue NW, Edmonton, AB View Brochure Thomas Braun	\$6.99/sq ft	18,375 sq ft ±	Irresistible Tenant Incentive! <ul style="list-style-type: none"> • 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



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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	Industrial Office/ Warehouse On 5.07 Acres 1903 121 Avenue NE, Edmonton, AB	Market (purchase option) View Brochure Tyler Weiman	21,900 sq ft on 5.07 acres ±	<ul style="list-style-type: none"> • 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 ±
	Yellowhead & Gretzky Industrial Bay 12321 Mount Lawn Rd, Edmonton, AB	\$7.90/sq ft View Brochure Scott Endres	14,500 - 18,500 sq ft ±	<ul style="list-style-type: none"> • 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 View Brochure Thomas Braun	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
New Listing! 	Sawridge Industrial Condos Now Pre- Selling And Leasing 5605/5607-43 Street, Leduc, AB	\$16.00 - \$18.00/ sq ft (purchase options) View Brochure Eric Stang	Starting at 2,018 sq ft ±	<ul style="list-style-type: none"> • New industrial condos in Sawridge Business Park • Featuring grade loading, drive-thru options, fenced compounds, and sumps sq ft ± • Possession January 2026
New Listing! 	Industrial Bay With Yard #101, 7106 42 Street, Leduc, AB	\$13.75/sq ft Net View Brochure Kelly Gibbon	7,142 sq ft ±	<ul style="list-style-type: none"> • Modern building located in Leduc Business Park • End Cap bay with 2 overhead doors • 10 ton crane capable
	Nisku Industrial Bay #15, 1906-4 Street, Nisku, AB	\$14.50/sq ft View Brochure Scott Endres	2,500 sq ft ±	<ul style="list-style-type: none"> • Grade loading • 2 ton crane • Fenced, gated rear yard space



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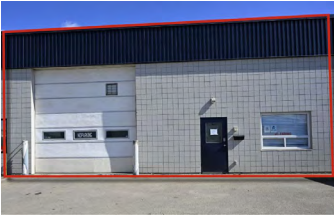





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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
New Listing!	Industrial Bay In Fort Saskatchewan  <p>Bay C, 11222 - 87 Ave, Fort Saskatchewan, AB</p> <p>View Brochure</p> <p>Joel Wolski</p>	\$13.50/ sq ft	3,000 sq ft ±	<ul style="list-style-type: none"> One (1) 14' x 14' grade loading door Large fenced and gated yard Ideal location in Fort Saskatchewan offering an excellent opportunity for a wide range of industrial users
New Listing!	Heartland Centre I  <p>11870 88 Ave, Fort Saskatchewan, AB</p> <p>View Brochure</p> <p>Tyler Weiman</p>	Market	2,674 - 7,796 sq ft ±	<ul style="list-style-type: none"> Various spaces/sizes available which are zoned for a wide range of commercial and industrial uses Abundant natural light, efficient layouts and customizable interior configurations Ample on-site surface parking and loading capabilities
New Listing!	Heartland Centre II  <p>11602 88 Ave, Fort Saskatchewan, AB</p> <p>View Brochure</p> <p>Tyler Weiman</p>	Market	1,675 - 14,192 sq ft ±	<ul style="list-style-type: none"> Various spaces/sizes available which are zoned for a wide range of commercial and industrial uses Abundant natural light, efficient layouts and customizable interior configurations Ample on-site surface parking and loading capabilities
New Listing!	Industrial Bay In Fort Saskatchewan  <p>Bay D, 11222 - 87 Ave, Fort Saskatchewan, AB</p> <p>View Brochure</p> <p>Joel Wolski</p>	\$13.50/ sq ft	6,000 sq ft ±	<ul style="list-style-type: none"> Three (3) grade loading doors Large fenced and gated yard Ideal location in Fort Saskatchewan offering an excellent opportunity for a wide range of industrial users
	Sturgeon County Industrial Facility  <p>55112 Range Road 825, Sturgeon County, AB</p> <p>View Brochure</p> <p>Tyler Weiman</p>	Market (purchase option)	22,444 sq ft on 32.72 acres ±	<ul style="list-style-type: none"> 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
	Industrial Warehouse Bays  <p>Bay #117, 11129 - 83 Ave, Fort Saskatchewan, AB</p> <p>View Brochure</p> <p>Tyler Weiman</p>	Market (purchase option)	7,200 sq ft ±	<ul style="list-style-type: none"> 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



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PROPERTY	PRICE	SIZE	HIGHLIGHTS
 Office/Warehouse Bays 11121 83 Ave, Fort Saskatchewan, AB	Market View Brochure Tyler Weiman	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



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