

# EXCLUSIVE LISTINGS SUMMARY


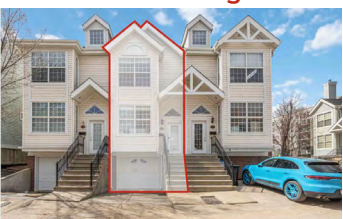



## SEPTEMBER 2025

### SALE – OFFICE

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
<b>New Listing!</b>	<b>PS170 Office Condo</b>  16880 111 Ave NW, Edmonton, AB <a href="#">View Brochure</a> <a href="#">Thomas Braun</a>	\$1,095,000.00	4,500 sq ft ±	<ul style="list-style-type: none"> <li>Office/flex space in NW Edmonton, AB</li> <li>Fully developed institutional-like office finishings on both floors</li> <li>Great owner/user property with opportunity for rental income</li> </ul>
<b>New Listing!</b>	<b>Urban Office Space</b>  #2, 10235 111 St NW, Edmonton, AB <a href="#">View Brochure</a> <a href="#">Cody Huchkowski</a>	\$429,000.00	1,354 sq ft ±	<ul style="list-style-type: none"> <li>Located in the beautiful Railtown Estates community</li> <li>Perfect location for “Work from Home” convenience</li> <li>Vendor is highly motivated</li> </ul>
<b>New Listing!</b>	<b>Office Space In LeMarchand Tower</b>  #1, 11503-100 Ave, NW, Edmonton, AB <a href="#">View Brochure</a> <a href="#">Scott Endres</a>	\$359,900.00	948 sq ft ±	<ul style="list-style-type: none"> <li>The space has exterior entry and includes three private offices, a reception area, file/server room, a washroom and two (2) underground parking stalls</li> <li>This location offers the perfect relaxing work environment</li> <li>Ideal space for medical, professional or similar services</li> </ul>
	<b>RSS118 Retail/Office/ Flex</b>  11816 - 121 Street NW, Edmonton, AB <a href="#">View Brochure</a> <a href="#">Thomas Braun</a>	\$3,260,000.00	17,312 sq ft ±	<ul style="list-style-type: none"> <li>Retail/office/flex space on 1.59 acres ± of leased land in North-Central Edmonton</li> <li>Income-producing asset with three tenants in place and a vacant suite ideal for owner-user daycare or business occupancy</li> <li>Parking is outstanding (~72 stalls for the whole building)</li> </ul>
	<b>Multi-Tenant Investment/Owner User Property</b>  14225 - 115 Avenue NW, Edmonton, AB <a href="#">View Brochure</a> <a href="#">Scott Endres</a>	\$1,950,000.00	16,670 sq ft ±	<ul style="list-style-type: none"> <li>Exceptional investment/owner user opportunity located on a corner lot</li> <li>Well maintained with two stable, long-term tenants and multiple new leases</li> <li>A secure and reliable investment or owner will vacate to allow an owner-operator to move in</li> </ul>



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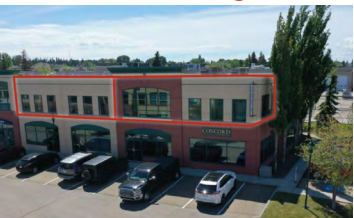



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	<b>MT10 Flex Condo</b> 11320 119 Street NW, Edmonton, AB <a href="#">View Brochure</a> <a href="#">Thomas Braun</a>	\$365,750.00 (lease option)  <a href="#">View Brochure</a> <a href="#">Thomas Braun</a>	1,578 sq ft ±	<ul style="list-style-type: none"> <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>
	<b>FMC189 Office/Warehouse</b> 18905 111 Ave NW, Edmonton, AB <a href="#">View Brochure</a> <a href="#">Thomas Braun</a>	\$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>
<b>New Listing!</b> 	<b>Sherwood Park Office Condo</b> #258/262, 150 Chippewa Road, Sherwood Park, AB <a href="#">View Brochure</a> <a href="#">Scott Endres</a>	\$1,820,000.00  <a href="#">View Brochure</a> <a href="#">Scott Endres</a>	6,386 sq ft ±	<ul style="list-style-type: none"> <li>Fully developed demisable 2nd floor modern end unit with extra windows</li> <li>Vacant, move in ready</li> <li>Excellent opportunity for investors or owner/users</li> </ul>
<b>Price Reduced!</b> 	<b>61,994 Sq Ft Office/Retail</b> 2134 Premier Way, Sherwood Park, AB <a href="#">View Brochure</a> <a href="#">Marcus Schwabe</a>	\$9,900,000.00 (\$160/sq ft)  <a href="#">View Brochure</a> <a href="#">Marcus Schwabe</a>	61,994 sq ft ± on 3 floors	<ul style="list-style-type: none"> <li>20,639 sq ft ± heated underground parking (49 stalls)</li> <li>108 surface parking stalls</li> <li>Roughed in elevator to all 4 floors</li> </ul>
	<b>Emerald Park North Main Floor Condos</b> 895/897 Pembina Road, Sherwood Park, AB <a href="#">View Brochure</a> <a href="#">Scott Endres</a>	\$479,000.00 - \$509,000.00 (lease options)  <a href="#">View Brochure</a> <a href="#">Scott Endres</a>	1,350 - 1,425 sq ft ±	<ul style="list-style-type: none"> <li>Sherwood Park's newest commercial development</li> <li>Immediate possession</li> <li>Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive</li> </ul>
	<b>Sherwood Park Office Building</b> 2112 Premier Way, Sherwood Park, AB <a href="#">View Brochure</a> <a href="#">Marcus Schwabe</a>	\$5,900,000.00  <a href="#">View Brochure</a> <a href="#">Marcus Schwabe</a>	27,231 sq ft ±	<ul style="list-style-type: none"> <li>10,292 sq ft ± heated underground parking</li> <li>Multiple boardrooms, kitchens and decks</li> <li>Elevator to all 4 floors</li> </ul>



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 <b>Emerald Park North Second Floor Condo</b>  895/897 Pembina Road, Sherwood Park, AB	\$319,000.00 (lease options)  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	900 sq ft ±	<ul style="list-style-type: none"><li>• Sherwood Park's newest commercial development</li><li>• Immediate possession</li><li>• Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive</li></ul>



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<b>New Listing!</b>	<b>Retail/Commerical Bay</b>   315 Woodvale Road West NW, Edmonton, AB  <a href="#">View Brochure</a> <a href="#">Cody Huchkowski</a>	\$26.00/sq ft	1,200 sq ft ±	<ul style="list-style-type: none"> <li>Located in the beautiful neighbourhood of Hillview</li> <li>Available immediately</li> <li>Perfect for a barbershop, salon or small business</li> </ul>
<b>New Listing!</b>	<b>Ellerslie 2nd Floor Office Space For Sub-Lease</b>   2330 Ellwood Drive SW, Edmonton, AB  <a href="#">View Brochure</a> <a href="#">Joel Wolski</a>	\$25.00/sq ft	1,575 sq ft ±	<ul style="list-style-type: none"> <li>Second floor space with elevator access</li> <li>Join U-Store-It, Kumon, Self Centre Massage &amp; Wellness and more</li> <li>Excellent access to 91 Street, Ellerslie Road and Anthony Henday</li> </ul>
<b>New Listing!</b>	<b>Faber Office</b>   17510 107 Ave NW, Edmonton, AB  <a href="#">View Brochure</a> <a href="#">Scott Endres</a>	\$14.00/sq ft	4,317 sq ft ±	<ul style="list-style-type: none"> <li>Main floor professional office space</li> <li>Move in ready</li> <li>Ample surface parking</li> </ul>
	<b>Character Whyte Avenue Office Space</b>   10754 82 Avenue NW, Edmonton, AB  <a href="#">View Brochure</a> <a href="#">Kelly Gibbon</a>	Market	3,000 sq ft ±	<ul style="list-style-type: none"> <li>Excellent location in the heart of vibrant Old Strathcona, fronting Whyte Avenue</li> <li>Fully furnished, turnkey office space</li> <li>Fantastic signage and visibility</li> </ul>
	<b>Meridian Place</b>   7657 50 Street NW, Edmonton, AB  <a href="#">View Brochure</a> <a href="#">Dave Quest</a>	\$16.00/sq ft	2,000 - 8,000 sq ft ±	<ul style="list-style-type: none"> <li>Newer building with flexible floor plan</li> <li>Undeveloped, demisable space</li> <li>Ample surface parking - 3 stalls per 1,000 sq ft</li> </ul>
	<b>MT10 Flex Condo</b>   11320 119 Street NW, Edmonton, AB  <a href="#">View Brochure</a> <a href="#">Thomas Braun</a>	\$9.99/sq ft net (purchase 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>



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	<b>119 Street Character Office Space</b>  Unit 6, 11302-119 St NW, Edmonton, AB	\$9.00/sq ft  <a href="#">View Brochure</a>  <a href="#">Joel Wolski</a>	868 ft ±	<ul style="list-style-type: none"> <li>• Open high beam ceiling and exposed brick</li> <li>• Include executive offices, reception areas, large boardrooms &amp; open work spaces</li> <li>• Ideal for many professional users including accountant, lawyer, consulting firms, administrative and more</li> </ul>
	<b>Meridian Place</b>  #204, 7633 - 50 St NW, Edmonton, AB	\$14.00/sq ft  <a href="#">View Brochure</a>  <a href="#">Dave Quest</a>	7,000 sq ft ±	<ul style="list-style-type: none"> <li>• Second floor office space</li> <li>• Well managed and maintained building</li> <li>• Ample surface parking</li> </ul>
	<b>119 Street Character Office Space</b>  Unit 1, 11302-119 St NW, Edmonton, AB	\$11.00/sq ft  <a href="#">View Brochure</a>  <a href="#">Joel Wolski</a>	2,320 sq ft ±	<ul style="list-style-type: none"> <li>• Open high beam ceiling and exposed brick</li> <li>• Include executive offices, reception areas, large boardrooms &amp; open work spaces</li> <li>• Ideal for many professional users including accountant, lawyer, consulting firms, administrative and more</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 17th 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>Adtel Office Building</b>  11630 Kingsway NW, Edmonton AB	Starting at \$900.00/mo  <a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>	900 - 1,800 sq ft ±	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Shared amenities include 18 ft ± ceiling boardroom, two meeting rooms, reception, waiting area, and fully fixtured kitchen/ lunchroom</li> <li>• Parking is gated and fenced</li> </ul>
	<b>Second Floor Office Space</b>  10607 82 St NW, Edmonton, AB	Starting at \$10.00/sq ft  <a href="#">View Brochure</a>  <a href="#">Steven Budjak</a>	2,002 - 4,158 sq ft ±	<ul style="list-style-type: none"> <li>• Second floor office space with ability to be demised</li> <li>• Build out includes 8 offices, 3 boardrooms, open bull pen area, kitchen area and 2 washrooms</li> <li>• Tenant Incentive: Up to 8 months free rent</li> </ul>



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	<b>119 Street Character Office Space</b>  Unit 102, 11302-119 St NW, Edmonton, AB  <a href="#">View Brochure</a>  <a href="#">Joel Wolski</a>	\$11.00/sq ft	1,842 sq ft ±	<ul style="list-style-type: none"> <li>• Open high beam ceiling and exposed brick</li> <li>• Include executive offices, reception areas, large boardrooms &amp; open work spaces</li> <li>• Ideal for many professional users including accountant, lawyer, consulting firms, administrative and more</li> </ul>
<b>New Listing!</b> 	<b>Sherwood Park Flex Space</b>  174, 162 Sioux Road, Sherwood Park, AB  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	\$13.00/sq ft	2,250 sq ft ±	<ul style="list-style-type: none"> <li>• Main floor retail/office space</li> <li>• Current build out includes a large open work area, 1 office, 1 washroom and storage space</li> <li>• (1) 10' x 10' grade loading door</li> </ul>
	<b>Super 8 Business Centre</b>  26 Strathmoor Drive, Sherwood Park, AB  <a href="#">View Brochure</a>  <a href="#">Joel Wolski</a>	\$1,500 gross/month	810 sq ft ±	<ul style="list-style-type: none"> <li>• Office space available</li> <li>• Common washrooms for smaller offices</li> <li>• Excellent access to Broadmoor Blvd, Yellowhead Hwy and Anthony Henday</li> </ul>
	<b>CR150 Retail /Office/ Flex Condo</b>  #122, 150 Chippewa Road, Sherwood Park, AB  <a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>	\$19.99/sq ft	3,205 sq ft ±	<ul style="list-style-type: none"> <li>• Bright retail/office flex space off Chippewa Road in Sherwood Park, AB</li> <li>• Fully developed space with high-end finishing on two floors</li> <li>• Outstanding parking</li> </ul>
	<b>Village Park Mall</b>  957 Fir Street, Sherwood Park, AB  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	\$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>
	<b>Broadmoor Baseline Crossing</b>  Unit #12, 975 Broadmoor Blvd, Sherwood Park, AB  <a href="#">View Brochure</a>  <a href="#">Marcus Schwabe</a>	\$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>• Great access and ample parking</li> </ul>



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	<b>Broadmoor Baseline Crossing</b>  975 Broadmoor Blvd, Sherwood Park, AB  <a href="#">View Brochure</a> <a href="#">Marcus Schwabe</a>	\$22.00/sq ft	2,270 & 2,642 sq ft ±	<ul style="list-style-type: none"> <li>• Great location on Baseline Road in Sherwood Park</li> <li>• Other tenants in area: Local Pub, Joey Sherwood Park, Save-On-Foods and Costco</li> <li>• Great access and parking</li> </ul>
	<b>Office/Retail Space</b>  48 & 50 Brentwood Blvd., Sherwood Park, AB  <a href="#">View Brochure</a> <a href="#">Marcus Schwabe</a>	\$15.00/sq ft	424 - 3,336 sq ft ±	<ul style="list-style-type: none"> <li>• Great location in central Sherwood Park</li> <li>• Great for all medical, dental and retail/office uses</li> <li>• First and second floor space available</li> </ul>
	<b>Emerald Park North Second Floor Condos</b>  895/897 Pembina Road, Sherwood Park, AB  <a href="#">View Brochure</a> <a href="#">Scott Endres</a>	\$23.00/sq ft (purchase option)	900 sq ft ±	<ul style="list-style-type: none"> <li>• Sherwood Park's newest commercial development</li> <li>• Immediate possession</li> <li>• Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive</li> </ul>
	<b>Emerald Park North Main Floor Condos</b>  895/897 Pembina Road, Sherwood Park, AB  <a href="#">View Brochure</a> <a href="#">Scott Endres</a>	\$23.00/sq ft (purchase options)	1,350 & 1,425 sq ft ±	<ul style="list-style-type: none"> <li>• Sherwood Park's newest commercial development</li> <li>• Immediate possession</li> <li>• Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive</li> </ul>
	<b>Office/Warehouse Bays</b>  11121 - 83 Avenue, Fort Saskatchewan, AB  <a href="#">View Brochure</a> <a href="#">Tyler Weiman</a>	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>
	<b>Main Floor Commercial Units</b>  1135 St. Albert Trail, St. Albert, AB  <a href="#">View Brochure</a> <a href="#">Joel Wolski</a>	\$27.50/sq ft	1,000 – 5,160 sq ft ±	<ul style="list-style-type: none"> <li>• Main floor space available</li> <li>• Shell space ready for fixturing</li> <li>• Located in the northern district of St. Albert along St. Albert Trail</li> </ul>



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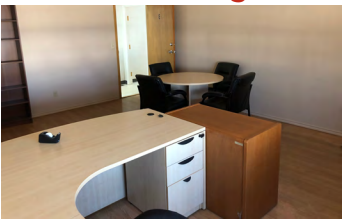
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<b>New Listing!</b>	<b>Citadel Mews West</b>  <p>15 Erin Ridge Drive, St Albert, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Dave Quest</a></p>	\$30.00/sq ft	5,641 sq ft ±	<ul style="list-style-type: none"> <li>Newly re-built apartment style condo complex with commercial retail space</li> <li>Amenities in the re-build will include a day care among other retailers and service providers</li> <li>The “Urban Village” community development designed to meet the ever changing demographic needs</li> </ul>
<b>New Listing!</b>	<b>Second Floor Office Space</b>  <p>707 12 Ave, Nisku, Alberta</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Kelly Gibbon</a></p>	\$660.00/month	275 sq ft ±	<ul style="list-style-type: none"> <li>Private office for lease includes all utilities and light janitorial</li> <li>Furnished and air conditioned</li> <li>Conveniently located across the street from the Nisku Post Office</li> </ul>



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