

EXCLUSIVE LISTINGS SUMMARY






SEPTEMBER 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.*
Price Reduced! 	61,994 Sq Ft Office/Retail 2134 Premier Way, Sherwood Park, AB View Brochure Marcus Schwabe	\$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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	Emerald Park North Main Floor Condos	\$479,000.00 - \$509,000.00 (lease options)	1,350 & 1,425 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
	895 Pembina Road, Sherwood Park, AB	View Brochure Scott Endres		
	Emerald Park North Second Floor Condos	\$319,000.00 (lease option)	900 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
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OTHER

SALE

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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
	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.*
	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
	149 St. Centre Retail Warehouse/Flex Space 14819 118 Avenue NW, Edmonton, AB	\$12.00/sq ft View Brochure Thomas Braun	4,800 - 14,400 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
	CR150 Retail/Office/ Flex Condo #122, 150 Chippewa Road, Sherwood Park, AB	\$19.99/sq ft View Brochure Thomas Braun	3,205 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
	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 ± View Brochure Joel Wolski	<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!
	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 ± View Brochure Marcus Schwabe	<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 ± View Brochure Marcus Schwabe	<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
	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 ± View Brochure Marcus Schwabe	<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 ± View Brochure Scott Endres	<ul style="list-style-type: none"> • New tenant incentive! • Exterior renovations planned • High visibility from Wye Road/Sherwood Park Freeway
	Emerald Park North Main Floor Condos 895 Pembina Road, Sherwood Park, AB View Brochure Scott Endres	\$23.00/sq ft (purchase options) View Brochure Scott Endres	1,350 & 1,425 sq ft ± View Brochure Scott Endres	<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



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	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
	Market Square, Fort Saskatchewan 10404 99 Avenue, Fort Saskatchewan, AB View Brochure Tyler Weiman	\$22.00/sq ft View Brochure Tyler Weiman	1,112 - 12,652 sq ft ± 	<ul style="list-style-type: none"> • Downtown Fort Saskatchewan retail opportunities • Multiple end cap units available • Shell space ready for tenant fixturing
New Listing! 	Citadel Mews West 15 Erin Ridge Drive, St Albert, AB View Brochure Dave Quest	\$30.00/sq ft View Brochure Dave Quest	5,641 sq ft ± 	<ul style="list-style-type: none"> • Newly re-built apartment style condo complex with commercial retail space • Amenities in the re-build will include a day care among other retailers and service providers • The "Urban Village" community development designed to meet the ever changing demographic needs of St Albert
	Heartland Commercial Centre 9301 Wilshire Blvd, Fort Saskatchewan, AB View Brochure Tyler Weiman	Starting at \$22.00/sq ft View Brochure Tyler Weiman	2,188 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 ±)
	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

Market

6,020 sq ft ±

- Turnkey daycare opportunity in Spruce Grove
- Brand new custom build facility
- Conveniently situated in a prime location easily accessible for families

[View Brochure](#)

[Tyler Weiman](#)



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