

# EXCLUSIVE LISTINGS SUMMARY

## DECEMBER 2025

### SALE – INDUSTRIAL

EDMONTON

NISKU/LEDUC

OTHER

LEASE

#### PROPERTY

#### PRICE

#### SIZE

#### HIGHLIGHTS

**New Listing!**



#### PCM37 Industrial Shop & Office

3804 56 Ave NW,  
Edmonton, AB

\$3,349,000.00

[View Brochure](#)

[Thomas Braun](#)

13,078 sq ft ±

- Modern SE Edmonton facility
- 25 ft clear height, crane-ready (3T–5T) – built for heavy industry
- (4) grade-level doors, 400 Amp 3-phase – efficient access & power



#### Brand New Storage And Business Condos

20304 109 Ave NW,  
Edmonton, AB

Starting at  
\$276,900/unit  
(lease options)

[View Brochure](#)

[Cody Huchkowski](#)

770 - 1,958  
sq ft ±

- 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



#### The Vaults

13005-93 Ave SW,  
Edmonton, AB

Starting at  
\$449,900.00

[View Brochure](#)

[Tyler Weiman](#)

1,680 - 3,710  
sq ft ±

- Premium lifestyle storage condos
- Designed for collectible cars, boats & RVs
- Superior security & accessibility

**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 ±

- 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 ±

- 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



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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
<b>Price Reduced!</b> 	<b>Industrial Office/ Warehouse On 5.07 Acres</b>  1903 121 Avenue NE, Edmonton, AB	\$3,979,950.00 (lease option)  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	21,900 sq ft on 5.07 acres ±	<ul style="list-style-type: none"> <li>• Vendor would consider VTB</li> <li>• 16,000 sq ft ± warehouse with (5) 10' x 12' dock loading doors</li> <li>• 2,673 sq ft ± industrial bays with (4) 14' x 14' drive-thru grade loading doors</li> </ul>
<b>New Listing!</b> 	<b>Industrial Condo Bay</b>  Bay 10, 1906 4 Street, Nisku, Alberta	\$1,795,000.00 (lease option)  <a href="#">View Brochure</a>  <a href="#">Kelly Gibbon</a>	10,883 sq ft ±	<ul style="list-style-type: none"> <li>• Industrial bay with direct exposure to the High Load Corridor/Highway 625</li> <li>• Three OH doors, including one 20' x 14' with automatic opener</li> <li>• Office area includes 2 offices, lunchroom and washrooms</li> </ul>
<b>New Listing!</b> 	<b>Stand Alone Industrial Building In Leduc Business Park</b>  7002 - 39 Street, Leduc, AB	\$2,700,000.00 (lease option)  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	9,770 sq ft on 1.01 acres ±	<ul style="list-style-type: none"> <li>• Two-storey modern office build out</li> <li>• Shop includes (1) 10-ton bridge crane, air compressor, drive-thru bays, trench sumps and make-up air system</li> <li>• Dual access yard is fully fenced &amp; graveled w/ automatic sliding gates , large concrete apron and perimeter power plugs</li> </ul>
	<b>Industrial Shop With Yard</b>  2102 5 Street, Nisku, AB	\$5,225,000.00  <a href="#">View Brochure</a>  <a href="#">Kelly Gibbon</a>	28,513 sq ft ±	<ul style="list-style-type: none"> <li>• Stand-alone industrial shop and office</li> <li>• Massive 7 acre ± yard with quonset and out building</li> <li>• Site is fenced and gated with two separate entrances</li> </ul>
	<b>Sawridge Industrial Condos Now Pre- Selling And Leasing</b>  5605/5607-43 Street, Leduc, AB	\$280.00/sq ft (lease options)  <a href="#">View Brochure</a>  <a href="#">Eric Stang</a>	Starting at 2,018 sq ft ±	<ul style="list-style-type: none"> <li>• New industrial condos in Sawridge Business Park</li> <li>• Featuring grade loading, drive-thru options, fenced compounds, and sumps</li> <li>• Construction underway!</li> </ul>
<b>New Listing!</b> 	<b>357 Industrial Shop</b>  357 Saskatchewan Ave, Spruce Grove, AB	\$3,900,000.00 (lease option)  <a href="#">View Brochure</a>  <a href="#">Thomas Braun</a>	12,375 sq ft ±	<ul style="list-style-type: none"> <li>• Stand-alone industrial fabrication shop and office on 1.39 acres ± in Spruce Grove, AB</li> <li>• Shop area is 9,085 sq ft ± with 23' 6" clear ceilings, 81' x 50' craneways, and two overhead grade loading doors</li> <li>• Four overhead 5-ton cranes, 27,000 CFM air make up unit and metal clad interior walls, and heavy power (400A/600V - TBC)</li> </ul>



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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<b>Sturgeon County Industrial Facility</b>	Market (lease option)	22,444 sq ft on 32.72 acres ±	<ul style="list-style-type: none"> <li>Potential development opportunity with already established industrial users</li> <li>Adjacent to CN line with proposed spur track for rail served facility</li> <li>Large paved and graveled yard area, fully fenced and gated with perimeter lighting</li> </ul>
	55112 Range Road 825, Sturgeon County, AB	<a href="#">View Brochure</a> <a href="#">Tyler Weiman</a>		
	<b>Industrial/Warehouse Bay</b>	Market (lease option)	7,200 sq ft ±	<ul style="list-style-type: none"> <li>Last remaining unit</li> <li>Partially fenced and gated compound</li> <li>(1) 14' x 16' OH grade door and (1) 14' x 12' OH grade door with dual compartment sumps</li> </ul>
	Bay #117, 11129 - 83 Avenue, Fort Saskatchewan, AB	<a href="#">View Brochure</a> <a href="#">Tyler Weiman</a>		
	<b>Stand Alone Buildings On 12.65 Acres ±</b>	\$600,000.00	8,700 sq ft on 12.65 acres ±	<ul style="list-style-type: none"> <li>Located on the perimeter of the beautiful hamlet of Robb, Alberta. 63 km to Edson, 70 km to Hinton</li> <li>Three stand alone buildings on 12.65 acres ±</li> <li>Situated on a gravel surface yard which is surrounded by forest and a chainlink fence</li> </ul>
	5205 49 Street, Yellowhead County, AB	<a href="#">View Brochure</a> <a href="#">Cody Huchkowski</a>		



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# LEASE – INDUSTRIAL

EDMONTON

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SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
<b>New Listing!</b>	 <p><b>Warehouse/Office Space For Sub-Lease</b></p> <p>7111 &amp; 7115-68 Ave NW, Edmonton, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Joel Wolski</a></p>	\$11.50/sq ft	8,000 - 20,017 sq ft ±	<ul style="list-style-type: none"> <li>Warehouse/office with up to 5,000 sq ft ± yard</li> <li>Three 14' x 16' grade overhead doors</li> <li>Sub-Landlord is open to leaving furnishings in the office</li> </ul>
<b>New Listing!</b>	 <p><b>75th Street Industrial Facility</b></p> <p>7410-68 Ave NW, Edmonton, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Joel Wolski</a></p>	\$9.25/sq ft	14,965 sq ft ±	<ul style="list-style-type: none"> <li>Recently renovated office features reception, 2 offices &amp; washroom</li> <li>Shop features 10-ton &amp; 5-ton overhead bridge cranes, trench sumps and extensive power distribution, 2 washrooms with lunchroom and foreman fice</li> <li>5,000 sq ft ± exterior crane-way</li> </ul>
	 <p><b>Industrial Shop W/Office</b></p> <p>5809-98 Street NW, Edmonton, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Joel Wolski</a></p>	\$15,000.00/mo	8,037 sq ft on 1.12 acres ±	<ul style="list-style-type: none"> <li>1,637 sq ft ± office space</li> <li>2 Drive thru bays</li> <li>(1) 7.5 tonne &amp; (1) 6 tonne bridge cranes with 16' under hook</li> </ul>
	 <p><b>Free Standing Office/Shop On 3.5 Acres</b></p> <p>1810 Yellowhead Trail NE, Edmonton, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Tyler Weiman</a></p>	\$17,000.00/month	6,000 sq ft on 3.5 acres ±	<ul style="list-style-type: none"> <li>Fronting HWY 16 (Yellowhead Trail) with a premium NE Edmonton/Strathcona County location</li> <li>5,000 sq ft ± free-standing shop with drive-thru grade doors, (3) offices, tool crib, washroom and mezzanine</li> <li>1,000 sq ft ± free-standing office with reception, washroom and offices</li> </ul>
	 <p><b>149 St. Centre Retail/Warehouse/Flex Space</b></p> <p>14819 118 Avenue, Edmonton, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Thomas Braun</a></p>	\$12.00/sq ft	4,891 sq ft ±	<ul style="list-style-type: none"> <li>Front-loading retail/warehouse flex space well-situated in NW Edmonton</li> <li>Exposure to 21,700 vehicles per average weekday on 149 St and 14,800 vehicles per average weekday on 118 Ave</li> <li>Warehouse clear ceiling heights of 18' ± with 32' x 24' column spacing</li> </ul>
	 <p><b>Brand New Storage &amp; Business Condos</b></p> <p>20304 109 Ave NW, Edmonton, AB</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Cody Huchkowski</a></p>	\$19.00/sq ft (purchase options)	770 - 1,958 sq ft ±	<ul style="list-style-type: none"> <li>39 bays available with options to purchase or lease (vendor financing available)</li> <li>Includes a 12' x 14' overhead door, floor drain, LED lighting and more</li> <li>Gated and fenced site with security system</li> </ul>



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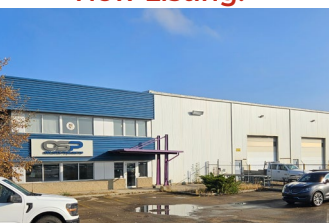


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	<b>Industrial Office/ Warehouse On 5.07 Acres</b>  1903 121 Avenue NE, Edmonton, AB	Market (purchase option)  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	21,900 sq ft on 5.07 acres ±	<ul style="list-style-type: none"> <li>• 16,000 sq ft ± warehouse with (5) 10' x 12' dock loading doors</li> <li>• 2,673 sq ft ± industrial bays with (4) 14' x 14' drive-thru grade loading doors</li> <li>• (2) offices - 1,739 sq ft and 1,488 sq ft ±</li> </ul>
	<b>Yellowhead &amp; Gretzky Industrial Bay</b>  12321 Mount Lawn Rd, Edmonton, AB	\$7.90/sq ft  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	14,500 - 23,000 sq ft ±	<ul style="list-style-type: none"> <li>• Newly renovated, demisable warehouse bay available</li> <li>• Up to 0.70- 1.44 acres ± of secured/lit, compacted gravel Yard space available</li> <li>• Dock loading, grade level possible</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 17<sup>th</sup> 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>New Listing!</b> 	<b>Nisku Industrial Office &amp; Shop</b>  501 14 Avenue, Nisku, AB	\$16.00/sq ft  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	10,796 sq ft on 1.25 acres ±	<ul style="list-style-type: none"> <li>• Stand alone office/shop with cranes</li> <li>• Main floor office/shop and 2nd floor office can be leased separately</li> <li>• Fenced, gated &amp; graveled</li> </ul>
<b>New Listing!</b> 	<b>Stand Alone Industrial Building In Leduc Business Park</b>  7002 - 39 Street, Leduc, AB	\$17.50/sq ft  <a href="#">View Brochure</a>  <a href="#">Scott Endres</a>	9,770 sq ft on 1.01 acres ±	<ul style="list-style-type: none"> <li>• Two-storey modern office build out</li> <li>• Shop includes (1) 10-ton bridge crane, air compressor, drive-thru bays, trench sumps and make-up air system</li> <li>• Dual access yard is fully fenced &amp; graveled w/ automatic sliding gates , large concrete apron and perimeter power plugs</li> </ul>
<b>New Listing!</b> 	<b>Industrial Condo Bay</b>  Bay 10, 1906 4 Street, Nisku, AB	\$11.00/sq ft (purchase option)  <a href="#">View Brochure</a>  <a href="#">Kelly Gibbon</a>	10,883 sq ft ±	<ul style="list-style-type: none"> <li>• Industrial bay with direct exposure to the High Load Corridor/Highway 625</li> <li>• Three OH doors, including one 20' x 14' with automatic opener</li> <li>• Office area includes 2 offices, lunchroom and washrooms</li> </ul>



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SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<b>Sawridge Industrial Condos Now Pre-Selling And Leasing</b>  5605/5607-43 Street, Leduc, AB	\$16.00 - \$18.00/ sq ft (purchase options)  <a href="#">View Brochure</a>  <a href="#">Eric Stang</a>	Starting at 2,018 sq ft ±	<ul style="list-style-type: none"> <li>• New industrial condos in Sawridge Business Park</li> <li>• Featuring grade loading, drive-thru options, fenced compounds, and sumps sq ft ±</li> <li>• Possession January 2026</li> </ul>
	<b>Industrial Bay With Yard</b>  #101, 7106 42 Street, Leduc, AB	\$13.75/sq ft Net  <a href="#">View Brochure</a>  <a href="#">Kelly Gibbon</a>	7,142 sq ft ±	<ul style="list-style-type: none"> <li>• Modern building located in Leduc Business Park</li> <li>• End Cap bay with 2 overhead doors</li> <li>• 10 ton crane capable</li> </ul>
	<b>Sturgeon County Industrial Facility</b>  55112 Range Road 825, Sturgeon County, AB	Market (purchase option)  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	22,444 sq ft on 32.72 acres ±	<ul style="list-style-type: none"> <li>• Potential development opportunity with already established industrial users</li> <li>• Adjacent to CN line with proposed spur track for rail served facility</li> <li>• Large paved and graveled yard area, fully fenced and gated with perimeter lighting</li> </ul>
	<b>Heartland Centre I</b>  11870 88 Ave, Fort Saskatchewan, AB	Market  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	753 - 14,827 sq ft ±	<ul style="list-style-type: none"> <li>• Various spaces/sizes available which are zoned for a wide range of commercial and industrial uses</li> <li>• Abundant natural light, efficient layouts and customizable interior configurations</li> <li>• Ample on-site surface parking and loading capabilities</li> </ul>
	<b>Heartland Centre II</b>  11602 88 Ave, Fort Saskatchewan, AB	Market  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	1,675 - 14,192 sq ft ±	<ul style="list-style-type: none"> <li>• Various spaces/sizes available which are zoned for a wide range of commercial and industrial uses</li> <li>• Abundant natural light, efficient layouts and customizable interior configurations</li> <li>• Ample on-site surface parking and loading capabilities</li> </ul>
	<b>Industrial Warehouse Bays</b>  Bay #117, 11129 - 83 Ave, Fort Saskatchewan, AB	Market (purchase option)  <a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>	7,200 sq ft ±	<ul style="list-style-type: none"> <li>• Last remaining unit</li> <li>• Partially fenced and gated compound</li> <li>• (1) 14' x 16' OH grade door and (1) 14' x 12' OH grade door with dual compartment sumps</li> </ul>



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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<b>Office/Warehouse Bays</b>	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>
	11121 83 Ave, Fort Saskatchewan, AB	<a href="#">View Brochure</a>  <a href="#">Tyler Weiman</a>		
	<b>Industrial Bay In Fort Saskatchewan</b>	\$13.50/ sq ft	6,000 sq ft ±	<ul style="list-style-type: none"> <li>• Three (3) grade loading doors</li> <li>• Large fenced and gated yard</li> <li>• Ideal location in Fort Saskatchewan offering an excellent opportunity for a wide range of industrial users</li> </ul>
	Bay D, 11222 - 87 Ave, Fort Saskatchewan, AB	<a href="#">View Brochure</a>  <a href="#">Joel Wolski</a>		



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