

EXCLUSIVE LISTINGS SUMMARY






DECEMBER 2025

SALE – RETAIL

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
New Listing! 	3,000 Sq Ft ± Freestanding Building 10117-158 Street NW, Edmonton, AB	\$1,600,000.00 View Brochure Tyler Weiman	3,000 sq ft ±	<ul style="list-style-type: none"> Freestanding building on 0.31 acres ± Approved to operate a 66-child daycare Currently undergoing renovations and will be delivered as a complete, turnkey childcare facility
New Listing! 	Retail/Office Space 10422 81 Ave NW, Edmonton, AB	\$695,000.00 View Brochure Marcus Schwabe	1,600 sq ft ±	<ul style="list-style-type: none"> Main Floor with 60 feet of frontage 3 private treatment/office rooms, large open space, reception, storage and 2 accessible washrooms 1 titled indoor parking stall
	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
	MT10 Flex Condo 11320 - 119 Street NW, Edmonton, AB	\$365,750.00 (lease 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.*
	RSS118 Retail/Office/Flex 11816 - 121 Street NW, Edmonton, AB	\$3,260,000.00 View Brochure Thomas Braun	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)



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	MT50 Retail/Office/Warehouse 11350 119 St NW, Edmonton, AB	\$2,390,000.00 (lease option) View Brochure Thomas Braun	7,815 sq ft ±	<ul style="list-style-type: none"> Developed prime commercial industrial/office real estate just off 119 St near the Blatchford redevelopment Naturally bright with 12 ft ± clear ceilings and fully developed showroom, classrooms and office space on two floors
	Emerald Park North Second Floor Condos 895 Pembina Road, Sherwood Park, AB	\$319,000.00 (lease option) View Brochure Scott Endres	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
Price Reduced! 	61,994 Sq Ft Office/Retail 2134 Premier Way, Sherwood Park, AB	\$9,900,000.00 View Brochure Marcus Schwabe	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
	Emerald Park North Main Floor Condos 895 Pembina Road, Sherwood Park, AB	\$479,000.00 - \$509,000.00 (lease options) View Brochure Scott Endres	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



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New Listing! 	RSS118 Retail 11812 - 121 Street NW, Edmonton, AB View Brochure Thomas Braun	\$22.00/sq ft	2,207 sq ft ±	<ul style="list-style-type: none"> • Main floor retail space with outside storage in North Central Edmonton • Exposure to 28,944 vehicles per average weekday on 118 Ave and 17,172 vehicles per average weekday on 121 St (City of Edmonton, 2023) • Outstanding parking (~72 stalls for the whole building)
New Listing! 	Retail Space Bay 1, 28 Strathmoor Dr, Sherwood Park, AB View Brochure Joel Wolski	\$15.00/sq ft	1,632 sq ft ±	<ul style="list-style-type: none"> • Located in a busy truck stop • Walk in cooler and coolers in sales area • Washroom
New Listing! 	Rundle Centre Retail Space 3333-118 Avenue NW, Edmonton, AB View Brochure Tyler Weiman	\$22.50/sq ft	2,470 sq ft ±	<ul style="list-style-type: none"> • Join anchor tenants including Boston Pizza, KFC, and H&R Block • Prime retail space in a well-established shopping centre • Located on a major transportation route with direct access to Anthony Henday and Yellowhead Trail
	MT50 Retail/Office/Warehouse 11350 119 St NW, Edmonton, AB View Brochure Thomas Braun	\$17.99/ sq ft (lease option)	7,815 sq ft ±	<ul style="list-style-type: none"> • Developed prime commercial industrial/ office real estate just off 119 St near the Blatchford redevelopment • Naturally bright with 12 ft ± clear ceilings and fully developed showroom, classrooms and office space on two floors
	149 St. Centre Retail Warehouse/Flex Space 14819 118 Avenue NW, Edmonton, AB View Brochure Thomas Braun	\$12.00/sq ft	4,891 sq ft ±	<ul style="list-style-type: none"> • 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
	MT10 Flex Condo 11320 - 119 Street NW, Edmonton, AB View Brochure Thomas Braun	\$9.99/sq ft (purchase 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.*



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	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
	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
	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
Rate Reduced! 	Village Park Mall 957 Fir Street, Sherwood Park, AB	\$17.75/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
	Emerald Park North Main Floor Condos 895 Pembina Road, Sherwood Park, AB	\$23.00/sq ft (purchase options) View Brochure Scott Endres	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



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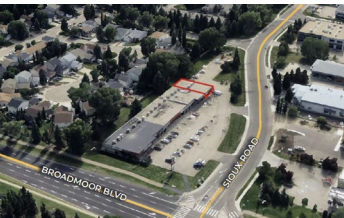


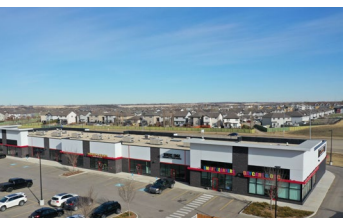

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	Emerald Park North Second Floor Condos 895 Pembina Road, Sherwood Park, AB View Brochure Scott Endres	\$23.00/sq ft (purchase option) View Brochure Scott Endres	900 sq ft ±	<ul style="list-style-type: none"> • Sherwood Park's newest commercial development • Immediate possession • Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive
	Woodbridge Gardens 21 Sioux Road, Sherwood Park, AB View Brochure Marcus Schwabe	Starting at \$24.00/sq ft View Brochure Marcus Schwabe	1,602 sq ft ±	<ul style="list-style-type: none"> • End cap unit • Up to 5,600 sq ft ± • Close proximity to Sherwood Park Freeway, Whitemud Drive and Anthony Henday
	Citadel Mews West 15 Erin Ridge Drive, St Albert, AB View Brochure Dave Quest	\$30.00/sq ft View Brochure Dave Quest	940 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
	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"> • Opportunities for small or large daycare groups based on the available units and possible configurations • 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 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 conjoining 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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 <p>Daycare Opportunity</p> <p>180 Century Crossing, Spruce Grove, AB</p>	<p>\$35.00/sq ft</p> <p>View Brochure</p> <p>Tyler Weiman</p>	<p>6,020 sq ft on 3.04 acres ±</p>	<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



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