

EXCLUSIVE LISTINGS SUMMARY

JANUARY 2026

SALE – OFFICE

EDMONTON

SHERWOOD PARK

LEASE

PROPERTY	PRICE	SIZE	HIGHLIGHTS
New Listing!  <p>19,700 Sq Ft ± Church Space 8405 83 Street NW, Edmonton, AB</p>	\$3,600,000.00	19,700 sq ft ±	<ul style="list-style-type: none"> Fully functional Church In close proximity to Bonnie Doon Mall 240 seat sanctuary
 <p>3,000 Sq Ft ± Freestanding Building 10117-158 Street NW, Edmonton, AB</p>	\$1,600,000.00	3,000 sq ft ±	<ul style="list-style-type: none"> Approved to operate a 66-child daycare Currently undergoing renovations and will be delivered as a complete, turnkey childcare facility Build out completion expected by March 2026
 <p>PS170 Office Condo 16880 111 Ave NW, Edmonton, AB</p>	\$1,095,000.00	4,500 sq ft ±	<ul style="list-style-type: none"> Office/flex space in NW Edmonton, AB Fully developed institutional-like office finishings on both floors Great owner/user property with opportunity for rental income
 <p>Retail/Office Space 10422 81 Ave NW, Edmonton, AB</p>	\$695,000.00	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
 <p>Office Space In LeMarchand Tower #1, 11503-100 Ave, NW, Edmonton, AB</p>	\$359,900.00	948 sq ft ±	<ul style="list-style-type: none"> The space has exterior entry and includes three private offices, a reception area, file/server room, a washroom and two (2) underground parking stalls This location offers the perfect relaxing work environment Ideal space for medical, professional or similar services



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 <p>RSS118 Retail/Office/Flex 11816 - 121 Street NW, Edmonton, AB</p>	\$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)
 <p>Emerald Park North Second Floor Condo 895/897 Pembina Road, Sherwood Park, AB</p>	\$319,000.00 (lease options) 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
 <p>61,994 Sq Ft Office/Retail 2134 Premier Way, Sherwood Park, AB</p>	\$9,900,000.00 (\$160/sq ft) 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
 <p>Sherwood Park Office Condo #258/262, 150 Chippewa Road, Sherwood Park, AB</p>	\$1,717,834.00 View Brochure Scott Endres	6,386 sq ft ±	<ul style="list-style-type: none"> Fully developed demisable 2nd floor modern end unit with extra windows Vacant, move in ready Excellent opportunity for investors or owner/users
 <p>Emerald Park North Main Floor Condos 895/897 Pembina Road, Sherwood Park, AB</p>	\$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
 <p>Sherwood Park Office Building 2112 Premier Way, Sherwood Park, AB</p>	\$5,900,000.00 View Brochure Marcus Schwabe	27,231 sq ft ±	<ul style="list-style-type: none"> 10,292 sq ft ± heated underground parking Multiple boardrooms, kitchens and decks Elevator to all 4 floors



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 Central Office Space 11904-113 Avenue NW, Edmonton, AB	\$12.50/sq ft	2,412 sq ft ±	<ul style="list-style-type: none"> Open high beam ceilings and exposed brick Excellent access to Kingsway Avenue, 111 Avenue, St. Albert Trail and minutes from the downtown core Building signage opportunities
	View Brochure		
	Joel Wolski		
 Second Floor Office Space 2916 Ellwood Dr SW, Edmonton, AB	\$23.00/sq ft	1,050 sq ft	<ul style="list-style-type: none"> Beautiful second floor office space with lots of natural light Build-out includes 4 offices, common area, kitchenette area Fibre Optic internet, security system and soundproof walls
	View Brochure		
	Cody Huchkowski		
 Second Floor Office Space 6520 82 Ave NW, Edmonton, AB	\$8.50/sq ft	1,180 sq ft ±	<ul style="list-style-type: none"> Second floor office space with private entrance Vinyl plank flooring and wainscoting accent walls Build out includes 3 private offices, kitchen area and bull pen and two washrooms
	View Brochure		
	Joel Wolski		
 Second Floor Office Space 14448 118th Ave NW, Edmonton, AB	\$8.00/sq ft	2,365 sq ft ±	<ul style="list-style-type: none"> Beautiful second floor office space Build out includes 4 offices, kitchen, 2 washrooms, bullpen area Convenient location with lots of natural light
	View Brochure		
	Cody Huchkowski		
 Yellowhead & Gretzky Office/Showroom 12321 Mount Lawn Rd NW, Edmonton, AB	\$11.00/sq ft	2,500 sq ft ±	<ul style="list-style-type: none"> Newly renovated, office and showroom/training/storage space available 0.70 - 1.44 acres ± of secured/lit, compacted gravel yard space also available Direct exposure and unobstructed sightlines from Yellowhead Trail, Gretzky Dr. and Fort Road (approximately 65,000 VPD)
	View Brochure		
	Scott Endres		
 Character Whyte Avenue Office Space 10754 82 Avenue NW, Edmonton, AB	Market	3,000 sq ft ±	<ul style="list-style-type: none"> Excellent location in the heart of vibrant Old Strathcona, fronting Whyte Avenue Fully furnished, turnkey office space Fantastic signage and visibility
	View Brochure		
	Kelly Gibbon		



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 Retail/Commercial Bay 315 Woodvale Road West NW, Edmonton, AB	\$26.00/sq ft	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 #204, 7633 - 50 St NW, Edmonton, AB	\$14.00/sq ft	7,000 sq ft ±	<ul style="list-style-type: none"> Second floor office space Well managed and maintained building Ample surface parking
 Second Floor Office Space 10607 82 St NW, Edmonton, AB	Starting at \$10.00/sq ft	2,002 - 4,158 sq ft ±	<ul style="list-style-type: none"> Second floor office space with ability to be demised Build out includes 8 offices, 3 boardrooms, open bull pen area, kitchen area and 2 washrooms Tenant Incentive: Up to 8 months free rent
 Double L Industrial Office 8917 13 Street, Edmonton, AB	\$12.00/sq ft	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
 Adtel Office Building 11630 Kingsway NW, Edmonton AB	Starting at \$900.00/mo	900 - 1,800 sq ft ±	<ul style="list-style-type: none"> 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. Shared amenities include 18 ft ± ceiling boardroom, two meeting rooms, reception, waiting area, and fully fixtured kitchen/lunchroom Parking is gated and fenced
 Meridian Place 7657 50 Street NW, Edmonton, AB	\$16.00/sq ft	2,000 - 8,000 sq ft ±	<ul style="list-style-type: none"> Newer building with flexible floor plan Undeveloped, demisable space Ample surface parking - 3 stalls per 1,000 sq ft



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<p>New Listing!</p>  <p>Broadmoor Heritage Plaza Retail/Office/Medical</p> <p>Unit 370, 800 Broadmoor Blvd, Sherwood Park, AB</p>	<p>\$32.00/sq ft</p> <p>View Brochure</p> <p>Joel Wolski</p>	1,137 sq ft ±	<ul style="list-style-type: none"> Prime retail plaza strategically located on Broadmoor Boulevard Available for March 1, 2026 possession Fully built out with showroom, office, washroom & storage room
 <p>Second Floor Office Space</p> <p>#220, 52 Sioux Road, Sherwood Park, AB</p>	<p>\$22.00-\$25.00/sq ft</p> <p>View Brochure</p> <p>Tyler Weiman</p>	1,500 sq ft ±	<ul style="list-style-type: none"> Modern, second-floor office space in a premier professional complex Large windows provide abundant natural light Ideally situated with quick access to major routes, transit, and nearby amenities
 <p>Super 8 Business Centre</p> <p>26 Strathmoor Drive, Sherwood Park, AB</p>	<p>\$1,500 gross/month</p> <p>View Brochure</p> <p>Joel Wolski</p>	810 sq ft ±	<ul style="list-style-type: none"> Office space available Common washrooms for smaller offices Excellent access to Broadmoor Blvd, Yellowhead Hwy and Anthony Henday
 <p>CR150 Retail /Office/Flex Condo</p> <p>#122, 150 Chippewa Road, Sherwood Park, AB</p>	<p>\$19.99/sq ft</p> <p>View Brochure</p> <p>Thomas Braun</p>	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
 <p>Village Park Mall</p> <p>957 Fir Street, Sherwood Park, AB</p>	<p>\$17.75/sq ft</p> <p>View Brochure</p> <p>Scott Endres</p>	1,749 sq ft ±	<ul style="list-style-type: none"> New tenant incentive! Exterior renovations planned High visibility from Wye Road/Sherwood Park Freeway
 <p>Woodbridge Gardens</p> <p>21 Sioux Road, Sherwood Park, AB</p>	<p>Starting at \$24.00/sq ft</p> <p>View Brochure</p> <p>Marcus Schwabe</p>	1,602 sq ft ±	<ul style="list-style-type: none"> End cap unit Good tenant mix with a coffee shop, daycare, nail salon, restaurant and hair salon Well located within Sherwood Park, close to schools, residential, retail and industrial areas



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 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 Great for all medical, dental and retail/office uses First and second floor space available
 Emerald Park North Second Floor Condo 895/897 Pembina Road, Sherwood Park, AB	\$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
 Emerald Park North Main Floor Condos 895/897 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
 Main Floor Commercial Units 1135 St. Albert Trail, St. Albert, AB	\$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
 Citadel Mews West 15 Erin Ridge Drive, St Albert, AB	\$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
 Second Floor Office Space 707 12 Ave, Nisku, Alberta	\$660.00/month View Brochure Kelly Gibbon	275 sq ft ±	<ul style="list-style-type: none"> Private office for lease includes all utilities and light janitorial Furnished and air conditioned Conveniently located across the street from the Nisku Post Office



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 <p>Office/Warehouse Bays 11121 - 83 Avenue, Fort Saskatchewan, AB</p>	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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