

EXCLUSIVE LISTINGS SUMMARY

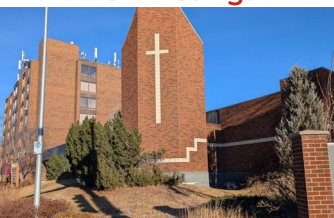




JANUARY 2026

SALE – OFFICE

EDMONTON

SHERWOOD PARK

LEASE

| | PROPERTY | PRICE | SIZE | HIGHLIGHTS |
|---|--|---|----------------|---|
| New Listing! | 19,700 Sq Ft ± Church Space | \$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 |
|  | 8405 83 Street NW, Edmonton, AB | View Brochure Marcus Schwabe | | |
|  | 3,000 Sq Ft ± Freestanding Building | \$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 |
| | 10117-158 Street NW, Edmonton, AB | View Brochure Tyler Weiman | | |
|  | PS170 Office Condo | \$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 |
| | 16880 111 Ave NW, Edmonton, AB | View Brochure Thomas Braun | | |
|  | Retail/Office Space | \$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 |
| | 10422 81 Ave NW, Edmonton, AB | View Brochure Marcus Schwabe | | |
|  | Office Space In LeMarchand Tower | \$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 |
| | #1, 11503-100 Ave, NW, Edmonton, AB | View Brochure Scott Endres | | |



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F 780.426.3007

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Edmonton, AB T6E 5X4

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T 780.955.7171

F 780.955.7764

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|  | 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) |
|  | Emerald Park North Second Floor Condo 895/897 Pembina Road, Sherwood Park, AB View Brochure Scott Endres | \$319,000.00 (lease options) | 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 |
|  | 61,994 Sq Ft Office/ Retail 2134 Premier Way, Sherwood Park, AB View Brochure Marcus Schwabe | \$9,900,000.00 (\$160/sq ft) | 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 |
|  | Sherwood Park Office Condo #258/262, 150 Chippewa Road, Sherwood Park, AB View Brochure Scott Endres | \$1,717,834.00 | 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 |
|  | Emerald Park North Main Floor Condos 895/897 Pembina Road, Sherwood Park, AB View Brochure Scott Endres | \$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 |
|  | Sherwood Park Office Building 2112 Premier Way, Sherwood Park, AB View Brochure Marcus Schwabe | \$5,900,000.00 | 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 View Brochure Joel Wolski | \$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 |
|  | Second Floor Office Space 2916 Ellwood Dr SW, Edmonton, AB View Brochure Cody Huchkowski | \$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 |
|  | Second Floor Office Space 6520 82 Ave NW, Edmonton, AB View Brochure Joel Wolski | \$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 |
|  | Second Floor Office Space 14448 118th Ave NW, Edmonton, AB View Brochure Cody Huchkowski | \$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 |
|  | Yellowhead & Gretzky Office/Showroom 12321 Mount Lawn Rd NW, Edmonton, AB View Brochure Scott Endres | \$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) |
|  | Character Whyte Avenue Office Space 10754 82 Avenue NW, Edmonton, AB View Brochure Kelly Gibbon | 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 |



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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 #204, 7633 - 50 St NW, Edmonton, AB | \$14.00/sq ft View Brochure Dave Quest | 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 View Brochure Steven Budjak | 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 View Brochure Thomas Braun | 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 View Brochure Thomas Braun | 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 View Brochure Dave Quest | 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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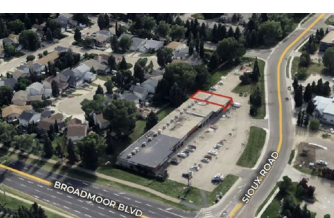
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| New Listing!  | Broadmoor Heritage Plaza Retail/Office/Medical Unit 370, 800 Broadmoor Blvd, Sherwood Park, AB | \$32.00/sq ft View Brochure Joel Wolski | 1,137 sq ft ± | <ul style="list-style-type: none"> • Prime retail plaza strategically located on Broadmoor Boulevard • Available for March 1, 2026 possession • Fully built out with showroom, office, washroom & storage room |
|  | Second Floor Office Space #220, 52 Sioux Road, Sherwood Park, AB | \$22.00-\$25.00/sq ft View Brochure Tyler Weiman | 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 |
|  | Super 8 Business Centre 26 Strathmoor Drive, Sherwood Park, AB | \$1,500 gross/month View Brochure Joel Wolski | 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 |
|  | 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 |
|  | 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 |
|  | Woodbridge Gardens 21 Sioux Road, Sherwood Park, AB | Starting at \$24.00/sq ft View Brochure Marcus Schwabe | 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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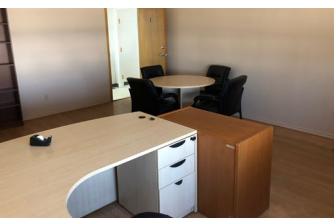
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|  | Office/Retail Space 48 & 50 Brentwood Blvd., Sherwood Park, AB | \$15.00/sq ft View Brochure Marcus Schwabe | 424 - 3,336 sq ft ± | <ul style="list-style-type: none"> • Great location in central Sherwood Park • Great for all medical, dental and 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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|  Office/Warehouse Bays 11121 - 83 Avenue, Fort Saskatchewan, AB | 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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