

# EXCLUSIVE LISTINGS SUMMARY

## JANUARY 2026

### SALE – RETAIL

EDMONTON

SHERWOOD PARK

LEASE

PROPERTY	PRICE	SIZE	HIGHLIGHTS
 <p><b>3,000 Sq Ft ± Freestanding Building</b> 10117-158 Street NW, Edmonton, AB</p>	\$1,600,000.00	3,000 sq ft ±	<ul style="list-style-type: none"> <li>Freestanding building on 0.31 acres ±</li> <li>Approved to operate a 66-child daycare</li> <li>Currently undergoing renovations and will be delivered as a complete, turnkey childcare facility</li> </ul>
 <p><b>Retail/Office Space</b> 10422 81 Ave NW, Edmonton, AB</p>	\$695,000.00	1,600 sq ft ±	<ul style="list-style-type: none"> <li>Main Floor with 60 feet of frontage</li> <li>3 private treatment/office rooms, large open space, reception, storage and 2 accessible washrooms</li> <li>1 titled indoor parking stall</li> </ul>
 <p><b>CPI 111 Retail/Industrial Site</b> 15840 111 Avenue NW, Edmonton, AB</p>	\$2,720,000.00	12,990 sq ft ±	<ul style="list-style-type: none"> <li>Retail/warehouse/office on a 1.6 acre ± parcel of land</li> <li>Corner property fronting 111 Avenue with exposure to 24,200 vehicles per day, near Princess Auto (City of Edmonton, 2022)</li> <li>Fenced, gated with drains, asphalt surface</li> </ul>
 <p><b>RSS118 Retail/Office/Flex</b> 11816 - 121 Street NW, Edmonton, AB</p>	\$3,260,000.00	17,312 sq ft ±	<ul style="list-style-type: none"> <li>Retail/office/flex space on 1.59 acres ± of leased land in North-Central Edmonton</li> <li>Income-producing asset with three tenants in place and a vacant suite ideal for owner-user daycare or business occupancy</li> <li>Parking is outstanding (~72 stalls for the whole building)</li> </ul>
 <p><b>Emerald Park North Main Floor Condos</b> 895 Pembina Road, Sherwood Park, AB</p>	\$479,000.00 - \$509,000.00 (lease options)	1,350 & 1,425 sq ft ±	<ul style="list-style-type: none"> <li>Sherwood Park's newest commercial development</li> <li>Immediate possession</li> <li>Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive</li> </ul>



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<b>Price Reduced!</b>  <p><b>61,994 Sq Ft Office/ Retail</b>  2134 Premier Way,  Sherwood Park, AB</p>	\$9,900,000.00	61,994 sq ft ± on 3 floors	<ul style="list-style-type: none"> <li>20,639 sq ft ± heated underground parking (49 stalls)</li> <li>108 surface parking stalls</li> <li>Roughed-in elevator to all 4 floors</li> </ul>
	<a href="#">View Brochure</a> <a href="#">Marcus Schwabe</a>		
 <p><b>Emerald Park North Second Floor Condos</b>  895 Pembina Road,  Sherwood Park, AB</p>	\$319,000.00 (lease option)	900 sq ft ±	<ul style="list-style-type: none"> <li>Sherwood Park's newest commercial development</li> <li>Immediate possession</li> <li>Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive</li> </ul>
	<a href="#">View Brochure</a> <a href="#">Scott Endres</a>		



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 <p><b>RSS 118 Retail</b> 11812 - 121 Street NW, Edmonton, AB</p>	\$22.00/sq ft	2,207 sq ft ±	<ul style="list-style-type: none"> <li>Main floor retail space with outside storage in North Central Edmonton</li> <li>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)</li> <li>Outstanding parking (~72 stalls for the whole building)</li> </ul>
 <p><b>Meridian Place Retail Bay</b> 7603 - 50 Street NW, Edmonton, AB</p>	\$15.00/sq ft	2,000 sq ft ±	<ul style="list-style-type: none"> <li>Ample surface parking - 3 stalls per 1,000 sq ft</li> <li>Tenant improvement package available</li> <li>Opportunity for exterior building signage as well as pylon signage</li> </ul>
 <p><b>Rundle Centre Retail Space</b> 3333-118 Avenue NW, Edmonton, AB</p>	\$22.50/sq ft	2,470 sq ft ±	<ul style="list-style-type: none"> <li>Join anchor tenants including Boston Pizza, KFC, and H&amp;R Block</li> <li>Prime retail space in a well-established shopping centre</li> <li>Located on a major transportation route with direct access to Anthony Henday and Yellowhead Trail</li> </ul>
 <p><b>Retail/Commercial Bay</b> 315 Woodvale Road West NW, Edmonton, AB</p>	\$26.00/ sq ft	1,200 sq ft ±	<ul style="list-style-type: none"> <li>Located in the beautiful neighbourhood of Hillview</li> <li>Available immediately</li> <li>Perfect for a barbershop, salon or small business</li> </ul>
 <p><b>149 St. Centre Retail Warehouse/Flex Space</b> 14819 118 Avenue NW, Edmonton, AB</p>	\$12.00/sq ft	4,891 sq ft ±	<ul style="list-style-type: none"> <li>Front loading retail/warehouse/flex space for lease well-situated in NW Edmonton</li> <li>Featuring excellent exposure to 21,700 vehicles daily on 149 St and 14,800 vehicles daily on 118 Ave</li> <li>18' ± clear ceiling heights and 32' x 24' column spacing</li> </ul>
 <p><b>Broadmoor Heritage Plaza Retail/Office/Medical</b> Unit 370, 800 Broadmoor Boulevard, Sherwood Park, AB</p>	\$32.00/sq ft	1,137 sq ft ±	<ul style="list-style-type: none"> <li>Prime retail plaza strategically located on Broadmoor Boulevard</li> <li>Available for March 1, 2026 possession</li> <li>Fully built out with showroom, office, washroom &amp; storage room</li> </ul>



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 <p><b>Emerald Park North Second Floor Condos</b> 895 Pembina Road, Sherwood Park, AB</p>	<p>\$23.00/sq ft (purchase option)</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Scott Endres</a></p>	900 sq ft ±	<ul style="list-style-type: none"> <li>• Sherwood Park's newest commercial development</li> <li>• Immediate possession</li> <li>• Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive</li> </ul>
 <p><b>Woodbridge Gardens</b> 21 Sioux Road, Sherwood Park, AB</p>	<p>Starting at \$24.00/sq ft</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Marcus Schwabe</a></p>	1,602 sq ft ±	<ul style="list-style-type: none"> <li>• End cap unit</li> <li>• Up to 5,600 sq ft ±</li> <li>• Close proximity to Sherwood Park Freeway, Whitemud Drive and Anthony Henday</li> </ul>
 <p><b>CR150 Retail/Office Flex Condo</b> #122, 150 Chippewa Road, Sherwood Park, AB</p>	<p>\$19.99/sq ft</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Thomas Braun</a></p>	3,205 sq ft ±	<ul style="list-style-type: none"> <li>• Bright retail/office flex space off Chippewa Road in Sherwood Park, AB</li> <li>• Fully developed space with high-end finishing on two floors</li> <li>• Outstanding parking</li> </ul>
 <p><b>Office / Retail Space</b> 48 &amp; 50 Brentwood Blvd., Sherwood Park, AB</p>	<p>\$15.00/sq ft</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Marcus Schwabe</a></p>	424 - 3,336 sq ft ±	<ul style="list-style-type: none"> <li>• Great location in central Sherwood Park</li> <li>• Ideal for all medical, dental and retail/office uses</li> <li>• Current tenants include: Smiles Dental, Daycare and Trendz Optical</li> </ul>
<p><b>Rate Reduced!</b></p>  <p><b>Village Park Mall</b> 957 Fir Street, Sherwood Park, AB</p>	<p>\$17.75/sq ft</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Scott Endres</a></p>	1,749 sq ft ±	<ul style="list-style-type: none"> <li>• <b>New tenant incentive!</b></li> <li>• Exterior renovations planned</li> <li>• High visibility from Wye Road/Sherwood Park Freeway</li> </ul>
 <p><b>Emerald Park North Main Floor Condos</b> 895 Pembina Road, Sherwood Park, AB</p>	<p>\$23.00/sq ft (purchase options)</p> <p><a href="#">View Brochure</a></p> <p><a href="#">Scott Endres</a></p>	1,350 & 1,425 sq ft ±	<ul style="list-style-type: none"> <li>• Sherwood Park's newest commercial development</li> <li>• Immediate possession</li> <li>• Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive</li> </ul>



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<b>Retail Space</b>  <p>Bay 1, 28 Strathmoor Dr, Sherwood Park, AB</p>	\$15.00/sq ft	1,632 sq ft ±	<ul style="list-style-type: none"> <li>Located in a busy truck stop</li> <li>Walk in cooler and coolers in sales area</li> <li>Washroom</li> </ul>
		<a href="#">View Brochure</a>	
		<a href="#">Joel Wolski</a>	
<b>Main Floor Commercial Units</b>  <p>1135 St. Albert Trail, St. Albert, AB</p>	\$27.50/sq ft	1,000 – 5,160 sq ft ±	<ul style="list-style-type: none"> <li>Main floor space available</li> <li>Shell space ready for fixturing</li> <li>Located in the northern district of St. Albert along St. Albert Trail</li> </ul>
		<a href="#">View Brochure</a>	
		<a href="#">Joel Wolski</a>	
<b>Citadel Mews West</b>  <p>15 Erin Ridge Drive, St Albert, AB</p>	\$30.00/sq ft	940 sq ft ±	<ul style="list-style-type: none"> <li>Newly re-built apartment style condo complex with commercial retail space</li> <li>Amenities in the re-build will include a day care among other retailers and service providers</li> <li>The “Urban Village” community development designed to meet the ever changing demographic needs of St Albert</li> </ul>
		<a href="#">View Brochure</a>	
		<a href="#">Dave Quest</a>	
<b>Market Square, Fort Saskatchewan</b>  <p>10404 99 Avenue, Fort Saskatchewan, AB</p>	\$22.00/sq ft	1,112 - 12,652 sq ft ±	<ul style="list-style-type: none"> <li>Opportunities for small or large daycare groups based on the available units and possible configurations</li> <li>Multiple end cap units available</li> <li>Shell space ready for tenant fixturing</li> </ul>
		<a href="#">View Brochure</a>	
		<a href="#">Tyler Weiman</a>	
<b>Daycare Opportunity</b>  <p>180 Century Crossing, Spruce Grove, AB</p>	\$35.00/sq ft	6,020 sq ft on 3.04 acres ±	<ul style="list-style-type: none"> <li>Turnkey daycare opportunity in Spruce Grove</li> <li>Brand new custom build facility</li> <li>Conveniently situated in a prime location easily accessible for families</li> </ul>
		<a href="#">View Brochure</a>	
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