

EXCLUSIVE LISTINGS SUMMARY

FEBRUARY 2026

SALE – OFFICE

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
New Listing! 	Office Building With Warehouse And Yard Space 4010-76 Avenue NW, Edmonton, AB	\$2,490,000.00 (lease option) View Brochure Joel Wolski	11,800 sq ft on 1.31 acres ±	<ul style="list-style-type: none"> • 5,800 sq ft ± office building & 6,000 sq ft ± shop (heated and insulated) • Energized paved parking stalls • Excellent access to Sherwood Park Freeway, 50th Street, and Anthony Henday
New Listing! 	896 Sq Ft ± Office Space 10339-106 Street NW, Edmonton, AB	\$365,000.00 (lease option) View Brochure Tyler Weiman	896 sq ft ±	<ul style="list-style-type: none"> • Ground-level office condominium with direct access along 106 Street • Exterior building signage opportunity • Well-maintained professional build-out featuring a front reception area, four private soundproofed offices, a kitchenette/lunchroom, and a 2-piece washroom
New Listing! 	3,000 Sq Ft ± Freestanding Building 10119 - 81 Avenue NW, Edmonton, AB	\$800,000.00 (lease option) View Brochure Tyler Weiman	3,000 sq ft ±	<ul style="list-style-type: none"> • Commercial-zoned property with flexible build-out potential • Located in the vibrant Ritchie neighbourhood • Prominent exposure along 81 Avenue with convenient access off Whyte Avenue
	3,000 Sq Ft ± Freestanding Building 10117-158 Street NW, Edmonton, AB	\$1,600,000.00 View Brochure Tyler Weiman	3,000 sq ft on 0.31 acres ±	<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
	PS170 Office Condo 16880 111 Ave NW, Edmonton, AB	\$1,095,000.00 View Brochure Thomas Braun	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



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	Retail/Office Space 10422 81 Ave NW, Edmonton, AB View Brochure Marcus Schwabe	\$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
	Office Space In LeMarchand Tower #1, 11503-100 Ave, NW, Edmonton, AB View Brochure Scott Endres	\$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
	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)
	19,700 Sq Ft ± Church Space 8405 83 Street NW, Edmonton, AB View Brochure Marcus Schwabe	\$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
New Listing! 	Second Floor Office Space #200, 849 Premier Way, Sherwood Park, AB View Brochure Scott Endres	\$735,000.00 (lease option)	2,282 sq ft ±	<ul style="list-style-type: none"> • Open concept office condo • Adjacent to Millenium Place Rec Center • One underground parking stall, surface parking also available
Price Reduced! 	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



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 <p>Price Reduced!</p>	<p>Sherwood Park Office Condo</p> <p>#258/262, 150 Chippewa Road, Sherwood Park, AB</p>	<p>\$1,717,834.00</p> <p>View Brochure</p> <p>Scott Endres</p>	<p>6,386 sq ft ±</p>	<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</p> <p>895/897 Pembina Road, Sherwood Park, AB</p>	<p>\$479,000.00 - \$509,000.00 (lease options)</p> <p>View Brochure</p> <p>Scott Endres</p>	<p>1,350 - 1,425 sq ft ±</p>	<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</p> <p>2112 Premier Way, Sherwood Park, AB</p>	<p>\$5,900,000.00</p> <p>View Brochure</p> <p>Marcus Schwabe</p>	<p>27,231 sq ft ± on three floors</p>	<ul style="list-style-type: none"> 10,292 sq ft ± heated underground parking Multiple boardrooms, kitchens and decks Elevator to all 4 floors
	<p>Emerald Park North Second Floor Condo</p> <p>895/897 Pembina Road, Sherwood Park, AB</p>	<p>\$319,000.00 (lease options)</p> <p>View Brochure</p> <p>Scott Endres</p>	<p>900 sq ft ±</p>	<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! 	896 Sq Ft ± Office Space 10339-106 Street NW, Edmonton, AB	\$20.00/sq ft (purchase option) View Brochure Tyler Weiman	896 sq ft ±	<ul style="list-style-type: none"> • Ground-level office condominium with direct access along 106 Street • Exterior building signage opportunity • Well-maintained professional build-out featuring a front reception area, four private soundproofed offices, a kitchenette/ lunchroom, and a 2-piece washroom
New Listing! 	3,000 Sq Ft ± Freestanding Building 10119 - 81 Avenue NW, Edmonton, AB	\$15.00/sq ft (purchase option) View Brochure Tyler Weiman	3,000 sq ft ±	<ul style="list-style-type: none"> • Commercial-zoned property with flexible build-out potential • Located in the vibrant Ritchie neighbourhood • Prominent exposure along 81 Avenue with convenient access off Whyte Avenue
New Listing! 	75th Street Office 7410-68 Avenue NW, Edmonton, AB	9.25/sq ft View Brochure Joel Wolski	835 ,sq ft ±	<ul style="list-style-type: none"> • Recently renovated office features reception, 2 offices & washroom • Separate entrance • Excellent location with quick access to major arterial roads including 75 Street & Sherwood Park Freeway
	Second Floor Office Space 14448 118th Ave NW, Edmonton, AB	\$8.00/sq ft View Brochure Cody Huchkowski	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
	Second Floor Office Space 2916 Ellwood Dr SW, Edmonton, AB	\$23.00/sq ft View Brochure Cody Huchkowski	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



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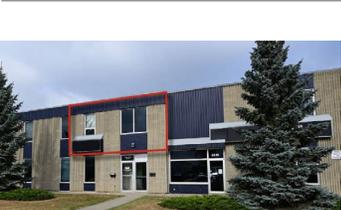
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	<p>Retail/Commercial Bay</p> <p>315 Woodvale Road West NW, Edmonton, AB</p>	<p>\$26.00/sq ft</p> <p>View Brochure</p> <p>Cody Huchkowski</p>	<p>1,200 sq ft ±</p>	<ul style="list-style-type: none"> • Located in the beautiful neighbourhood of Hillview • Available immediately • Perfect for a barbershop, salon or small business
	<p>Meridian Place</p> <p>#204, 7633 - 50 St NW, Edmonton, AB</p>	<p>\$14.00/sq ft</p> <p>View Brochure</p> <p>Dave Quest</p>	<p>7,000 sq ft ±</p>	<ul style="list-style-type: none"> • Second floor office space • Well managed and maintained building • Ample surface parking
	<p>Second Floor Office Space</p> <p>10607 82 St NW, Edmonton, AB</p>	<p>Starting at \$10.00/sq ft</p> <p>View Brochure</p> <p>Steven Budjak</p>	<p>2,002 - 4,158 sq ft ±</p>	<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
	<p>Double L Industrial Office</p> <p>8917 13 Street, Edmonton, AB</p>	<p>\$12.00/sq ft</p> <p>View Brochure</p> <p>Thomas Braun</p>	<p>4,945 sq ft ±</p>	<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
	<p>Adtel Office Building</p> <p>11630 Kingsway NW, Edmonton AB</p>	<p>Starting at \$900.00/mo</p> <p>View Brochure</p> <p>Thomas Braun</p>	<p>120 - 1,800 sq ft ±</p>	<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
	<p>Second Floor Office Space</p> <p>6520 82 Ave NW, Edmonton, AB</p>	<p>\$8.50/sq ft</p> <p>View Brochure</p> <p>Joel Wolski</p>	<p>1,180 sq ft ±</p>	<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



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	<p>Meridian Place</p> <p>7657 50 Street NW, Edmonton, AB</p>	<p>\$16.00/sq ft</p>	<p>2,000 - 8,000 sq ft ±</p>	<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
		<p>View Brochure</p> <p>Dave Quest</p>		
	<p>Yellowhead & Gretzky Office/Showroom</p> <p>12321 Mount Lawn Rd NW, Edmonton, AB</p>	<p>\$11.00/sq ft</p>	<p>2,500 sq ft ±</p>	<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)
		<p>View Brochure</p> <p>Scott Endres</p>		
<p>New Listing!</p> 	<p>Second Floor Office Space</p> <p>#200, 849 Premier Way, Sherwood Park, AB</p>	<p>\$19.00/sq ft (purchase option)</p>	<p>2,282 sq ft ±</p>	<ul style="list-style-type: none"> • Open concept office condo • Adjacent to Millenium Place Rec Center • One underground parking stall, surface parking also available
		<p>View Brochure</p> <p>Scott Endres</p>		
	<p>Super 8 Business Centre</p> <p>26 Strathmoor Drive, Sherwood Park, AB</p>	<p>\$1,500 gross/ month</p>	<p>810 sq ft ±</p>	<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>View Brochure</p> <p>Joel Wolski</p>		
	<p>Village Park Mall</p> <p>957 Fir Street, Sherwood Park, AB</p>	<p>\$17.75/sq ft</p>	<p>1,749 sq ft ±</p>	<ul style="list-style-type: none"> • New tenant incentive! • Exterior renovations planned • High visibility from Wye Road/Sherwood Park Freeway
		<p>View Brochure</p> <p>Scott Endres</p>		
	<p>Woodbridge Gardens</p> <p>21 Sioux Road, Sherwood Park, AB</p>	<p>Starting at \$24.00/sq ft</p>	<p>1,602 sq ft ±</p>	<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
		<p>View Brochure</p> <p>Marcus Schwabe</p>		



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	<p>Office/Retail Space</p> <p>48 & 50 Brentwood Blvd., Sherwood Park, AB</p>	<p>\$15.00/sq ft</p>	<p>1,332 - 2,236 sq ft ±</p>	<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
		<p>View Brochure</p>		
		<p>Marcus Schwabe</p>		
	<p>Emerald Park North Second Floor Condo</p> <p>895/897 Pembina Road, Sherwood Park, AB</p>	<p>\$23.00/sq ft (purchase option)</p>	<p>900 sq ft ±</p>	<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>View Brochure</p>		
		<p>Scott Endres</p>		
	<p>Emerald Park North Main Floor Condos</p> <p>895/897 Pembina Road, Sherwood Park, AB</p>	<p>\$23.00/sq ft (purchase options)</p>	<p>1,350 & 1,425 sq ft ±</p>	<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>View Brochure</p>		
		<p>Scott Endres</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>1,137 sq ft ±</p>	<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>View Brochure</p>		
		<p>Joel Wolski</p>		
	<p>Main Floor Commercial Units</p> <p>1135 St. Albert Trail, St. Albert, AB</p>	<p>Market</p>	<p>1,000 – 5,160 sq ft ±</p>	<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
		<p>View Brochure</p>		
		<p>Joel Wolski</p>		
	<p>Citadel Mews West</p> <p>15 Erin Ridge Drive, St Albert, AB</p>	<p>\$30.00/sq ft</p>	<p>940 sq ft ±</p>	<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
		<p>View Brochure</p>		
		<p>Dave Quest</p>		



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Two Storey Office Space

11121 - 83 Avenue, Fort Saskatchewan, AB

Market

2,800 sq ft ±

- 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

[View Brochure](#)

[Tyler Weiman](#)



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