

EXCLUSIVE LISTINGS SUMMARY

FEBRUARY 2026

SALE – RETAIL

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
New Listing!	 <p>3,000 Sq Ft ± Freestanding Building</p> <p>10119 - 81 Avenue NW, Edmonton, AB</p>	<p>\$800,000.00 (lease option)</p> <p>View Brochure Tyler Weiman</p>	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!	 <p>Windermere Plaza Building III</p> <p>Unit 101, 5586 Windermere Blvd., Edmonton, AB</p>	<p>\$950,000.00</p> <p>View Brochure Scott Endres</p>	1,564 sq ft ±	<ul style="list-style-type: none"> Fully fixtured retail store with direct exposure to Windermere Blvd. Main floor space with large windows 3 designated underground parking stalls
	 <p>Retail/Office Space</p> <p>10422 81 Ave NW, Edmonton, AB</p>	<p>\$695,000.00</p> <p>View Brochure Marcus Schwabe</p>	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>RSS118 Retail/Office/ Flex</p> <p>11816 - 121 Street NW, Edmonton, AB</p>	<p>\$3,260,000.00</p> <p>View Brochure Thomas Braun</p>	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>3,000 Sq Ft ± Freestanding Building</p> <p>10117-158 Street NW, Edmonton, AB</p>	<p>\$1,600,000.00</p> <p>View Brochure Tyler Weiman</p>	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



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<p>Price Reduced!</p> 	<p>CPI 111 Retail/ Industrial Site</p> <p>15840 111 Avenue NW, Edmonton, AB</p>	<p>\$2,100,000.00</p> <p>View Brochure</p> <p>Thomas Braun</p>	<p>12,990 sq ft ±</p>	<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
	<p>Emerald Park North Second Floor Condo</p> <p>895 Pembina Road, Sherwood Park, AB</p>	<p>\$319,000.00 (lease option)</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
	<p>Emerald Park North Main Floor Condos</p> <p>895 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>Price Reduced!</p> 	<p>61,994 Sq Ft Office/ Retail</p> <p>2134 Premier Way, Sherwood Park, AB</p>	<p>\$9,900,000.00</p> <p>View Brochure</p> <p>Marcus Schwabe</p>	<p>61,994 sq ft ± on 3 floors</p>	<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>New Listing!</p>	<p>Chappelle Square</p> <p>6490 Cartmell Place SW, Edmonton, AB</p>	<p>\$28.50/sq ft</p> <p>View Brochure</p> <p>Cody Huchkowski</p>	<p>1,342 sq ft ±</p>	<ul style="list-style-type: none"> Fully fixtured restaurant Direct access to 41 Ave SW 19' kitchen hood
 <p>New Listing!</p>	<p>Second Floor Office Space</p> <p>#200, 849 Premier Way, Sherwood Park, AB</p>	<p>\$19.00/sq ft</p> <p>View Brochure</p> <p>Scott Endres</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>New Listing!</p>	<p>3,000 Sq Ft ± Freestanding Building</p> <p>10119 - 81 Avenue NW, Edmonton, AB</p>	<p>\$15.00/sq ft (purchase option)</p> <p>View Brochure</p> <p>Tyler Weiman</p>	<p>3,000 sq ft ±</p>	<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
	<p>RSS118 Retail</p> <p>11812 - 121 Street NW, Edmonton, AB</p>	<p>\$22.00/sq ft</p> <p>View Brochure</p> <p>Thomas Braun</p>	<p>2,207 sq ft ±</p>	<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)
	<p>Rundle Centre Retail Space</p> <p>3333-118 Avenue NW, Edmonton, AB</p>	<p>\$22.50/sq ft</p> <p>View Brochure</p> <p>Tyler Weiman</p>	<p>2,470 sq ft ±</p>	<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
	<p>Retail/Commerical 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



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	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
	149 St. Centre Retail Warehouse/Flex Space 14819 118 Avenue NW, Edmonton, AB	\$12.00/sq ft View Brochure Thomas Braun	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
	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 • Up to 5,600 sq ft ± • Close proximity to Sherwood Park Freeway, Whitemud Drive and Anthony Henday
	Office / Retail Space 48 & 50 Brentwood Blvd., Sherwood Park, AB	\$15.00/sq ft View Brochure Marcus Schwabe	1,332 - 2,236 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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	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
	Broadmoor Heritage Plaza Retail/Office/Medical Unit 370, 800 Broadmoor Boulevard, Sherwood Park, AB View Brochure Joel Wolski	\$32.00/sq ft	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
	Emerald Park North Second Floor Condo 895 Pembina Road, Sherwood Park, AB View Brochure Scott Endres	\$23.00/sq ft (purchase option)	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
	Market Square, Fort Saskatchewan 10404 99 Avenue, Fort Saskatchewan, AB View Brochure Tyler Weiman	\$22.00/sq ft	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
	Daycare Opportunity 180 Century Crossing, Spruce Grove, AB View Brochure Tyler Weiman	\$35.00/sq ft	6,020 sq ft on 0.34 acres ±	<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
	Citadel Mews West 15 Erin Ridge Drive, St Albert, AB View Brochure Dave Quest	\$30.00/sq ft	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



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Main Floor Commercial Units

1135 St. Albert Trail,
St. Albert, AB

Market

1,000 – 5,160
sq ft ±

- Main floor space available
- Shell space ready for fixturing
- Located in the northern district of St. Albert along St. Albert Trail

[View Brochure](#)

[Joel Wolski](#)



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