






EXCLUSIVE LISTINGS SUMMARY

APRIL 2026

SALE – INDUSTRIAL

EDMONTON	NISKU/LEDUC	OTHER	LEASE				
				PROPERTY	PRICE	SIZE	HIGHLIGHTS
				PCM37 Industrial Shop & Office 3804 56 Avenue NW, Edmonton, AB View Brochure Thomas Braun	\$3,349,000.00	13,078 sq ft ±	<ul style="list-style-type: none"> Modern SE Edmonton facility 25 ft clear height, crane-ready (3T-5T) – built for heavy industry (4) grade-level doors, 400 Amp 3-phase – efficient access & power
				Brand New Storage And Business Condos 20304 109 Avenue NW, Edmonton, AB View Brochure Cody Huchkowski	Starting at \$359,801/unit (lease options)	770 - 1,958 sq ft ±	<ul style="list-style-type: none"> 38 bays available with options to purchase or lease (vendor financing available) Includes a 12' x 14' overhead door, floor drain, LED lighting and more Gated and fenced site with security system
				The Vaults 13005-93 Avenue SW, Edmonton, AB View Brochure Tyler Weiman	Starting at \$449,900.00	1,680 - 3,710 sq ft ±	<ul style="list-style-type: none"> Premium lifestyle storage condos Designed for collectible cars, boats & RVs Superior security & accessibility
Price Reduced! 				Free Standing Buildings On 7.2 Acres ± 1803 121 Avenue NE & 1810 Yellowhead Trail NE, Edmonton, AB View Brochure Tyler Weiman	\$5,652,000.00	6,000 sq ft on 7.2 acres ±	<ul style="list-style-type: none"> Two (2) site entries allows for a variety of configurations 5,000 sq ft ± free-standing shop with (3) offices, tool crib, washroom and mezzanine 1,000 sq ft ± free-standing office with reception, washroom and offices
Price Reduced! 				CPI 111 Retail/Industrial Site 15840 111 Avenue NW, Edmonton, AB View Brochure Thomas Braun	\$2,100,000.00	12,990 sq ft ±	<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



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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<p>Price Reduced!</p> <p>Industrial Office/ Warehouse On 5.07 Acres</p> <p>1903 121 Avenue NE, Edmonton, AB</p>	<p>\$3,979,950.00 (lease option)</p> <p>View Brochure</p> <p>Tyler Weiman</p>	<p>21,900 sq ft on 5.07 acres ±</p>	<ul style="list-style-type: none"> Office, warehouse and industrial bays with yard storage 16,000 sq ft ± warehouse with (5) 10' x 12' dock loading doors (2) offices - 1,739 sq ft and 1,488 sq ft ±
	<p>Price Reduced!</p> <p>Industrial Condo Bay</p> <p>Bay 10, 1906 4 Street, Nisku, Alberta</p>	<p>\$1,595,000.00 (lease option)</p> <p>View Brochure</p> <p>Kelly Gibbon</p>	<p>10,883 sq ft ±</p>	<ul style="list-style-type: none"> Industrial bay with direct exposure to the High Load Corridor/Highway 625 Three OH doors, including one 20' x 14' with automatic opener Office area includes 2 offices, lunchroom and washrooms
	<p>Stand Alone Industrial Building In Leduc Business Park</p> <p>7002 - 39 Street, Leduc, AB</p>	<p>\$2,700,000.00 (lease option)</p> <p>View Brochure</p> <p>Scott Endres</p>	<p>9,770 sq ft on 1.01 acres ±</p>	<ul style="list-style-type: none"> Two-storey modern office build out Shop includes (1) 10-ton bridge crane, air compressor, drive-thru bays, trench sumps and make-up air system Dual access yard is fully fenced & graveled w/ automatic sliding gates, large concrete apron and perimeter power plugs
	<p>Stand Alone Buildings On 12.65 Acres ±</p> <p>5205 49 Street, Yellowhead County, AB</p>	<p>\$600,000.00</p> <p>View Brochure</p> <p>Cody Huchkowski</p>	<p>8,700 sq ft on 12.65 acres ±</p>	<ul style="list-style-type: none"> Located on the perimeter of the beautiful hamlet of Robb, Alberta. 63 km to Edson, 70 km to Hinton Three stand alone buildings on 12.65 acres ± Situated on a gravel surface yard which is surrounded by forest and a chainlink fence
	<p>Sawridge Industrial Condos Now Pre- Selling And Leasing</p> <p>5605-43 Street, Leduc, AB</p>	<p>\$280.00- \$295.00/sq ft (lease options)</p> <p>View Brochure</p> <p>Eric Stang</p>	<p>Starting at 2,018 sq ft ±</p>	<ul style="list-style-type: none"> New industrial condos in Sawridge Business Park Featuring grade loading, drive-thru options, fenced compounds, and sumps Possession June 1, 2026
	<p>357 Industrial Shop</p> <p>357 Saskatchewan Avenue, Spruce Grove, AB</p>	<p>\$3,900,000.00 (lease option)</p> <p>View Brochure</p> <p>Thomas Braun</p>	<p>12,375 sq ft ±</p>	<ul style="list-style-type: none"> Stand-alone industrial fabrication shop and office on 1.39 acres ± in Spruce Grove, AB Shop area is 9,085 sq ft ± with 23' 6" clear ceilings, 81' x 50' craneways, and two overhead grade loading doors Four overhead 5-ton cranes, 27,000 CFM air make up unit and metal clad interior walls, and heavy power (400A/600V - TBC)



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 <p>Sturgeon County Industrial Facility With Proposed Cn Spur</p> <p>55112 Secondary Hwy 825, Sturgeon County, AB</p>	\$9,990,000.00 (lease option)	22,444 sq ft on 32.72 acres ±	<ul style="list-style-type: none">• Adjacent to CN line with proposed rail spur for industrial servicing• Vendor has multiple quotes to fully prepare, compact and gravel the site• Fenced, secured, gated facility with powered entry, central vac & air filtration
 <p>Industrial/Warehouse Bay</p> <p>Bay #117, 11129 - 83 Avenue, Fort Saskatchewan, AB</p>	\$200.00/sq ft (lease option)	7,200 sq ft ±	<ul style="list-style-type: none">• Last remaining unit• Two overhead grade doors (14' x 16' and 14' x 12') with dual-compartment sumps• Existing racking and washroom in place



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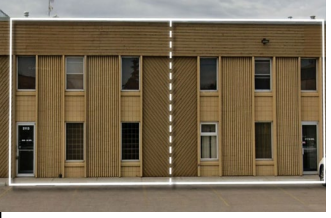




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 <p>New Listing!</p>	<p>Main Floor Industrial/Office Condo</p> <p>4250 - 93 Street NW, Edmonton, AB</p>	<p>\$14.00/sq ft</p> <p>View Brochure</p> <p>Tyler Weiman</p>	<p>3,000 sq ft ±</p>	<ul style="list-style-type: none"> • Main floor industrial/office condo • 5-ton overhead crane and 12' x 14' automatic grade loading door • Located in Strathcona Industrial Park
 <p>New Listing!</p>	<p>Industrial Office Space</p> <p>2113 & 2117 - 84 Ave NW, Edmonton, AB</p>	<p>\$1,200.00/month</p> <p>View Brochure</p> <p>Steven Budjak</p>	<p>1,090 - 2,180 sq ft ±</p>	<ul style="list-style-type: none"> • 2 units available – 1,090 sq ft ± each, nearly identical layouts • Functional, flexible space for industrial or trade-related office needs • Affordable, all-inclusive gross lease rate
	<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>Free Standing Office/Shop On 3.5 Acres</p> <p>1810 Yellowhead Trail NE, Edmonton, AB</p>	<p>\$17,000.00/month</p> <p>View Brochure</p> <p>Tyler Weiman</p>	<p>6,000 sq ft on 3.5 acres ±</p>	<ul style="list-style-type: none"> • Fronting HWY 16 (Yellowhead Trail) with a premium NE Edmonton/Strathcona County location • 5,000 sq ft ± free-standing shop with drive-thru grade doors, (3) offices, tool crib, washroom and mezzanine • 1,000 sq ft ± free-standing office with reception, washroom and offices
	<p>149 St. Centre Retail/Warehouse/Flex Space</p> <p>14819 118 Avenue NW, Edmonton, AB</p>	<p>\$12.00/sq ft</p> <p>View Brochure</p> <p>Thomas Braun</p>	<p>4,891 sq ft ±</p>	<ul style="list-style-type: none"> • Front-loading retail/warehouse flex space well-situated in NW Edmonton • Exposure to 21,700 vehicles per average weekday on 149 St and 14,800 vehicles per average weekday on 118 Ave • Warehouse clear ceiling heights of 18' ± with 32' x 24' column spacing
	<p>Yellowhead & Gretzky Industrial Warehouse</p> <p>12321 Mount Lawn Rd NW, Edmonton, AB</p>	<p>\$7.90/sq ft</p> <p>View Brochure</p> <p>Scott Endres</p>	<p>14,500 - 23,000 sq ft ±</p>	<ul style="list-style-type: none"> • Newly renovated, demisable warehouse bay available • Up to 0.70- 1.44 acres ± of secured/lit, compacted gravel Yard space available • Dock loading, grade level possible



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	<p>Industrial Office/ Warehouse On 5.07 Acres</p> <p>1903 121 Avenue NE, Edmonton, AB</p>	<p>Market (purchase option)</p> <p>View Brochure</p> <p>Tyler Weiman</p>	<p>21,900 sq ft on 5.07 acres ±</p>	<ul style="list-style-type: none"> Office, warehouse and industrial bays with yard storage 16,000 sq ft ± warehouse with (5) 10' x 12' dock loading doors (2) offices - 1,739 sq ft and 1,488 sq ft ±
<p>Rate Reduced!</p> 	<p>Warehouse/Office Space For Sub-Lease</p> <p>7115-68 Avenue NW, Edmonton, AB</p>	<p>\$11.50/sq ft</p> <p>View Brochure</p> <p>Joel Wolski</p>	<p>8,000 - 20,017 sq ft ±</p>	<ul style="list-style-type: none"> Warehouse/office with up to 5,000 sq ft ± yard Three 14' x 16' grade overhead doors Sub-Landlord is open to leaving furnishings in the office
	<p>Brand New Storage & Business Condos</p> <p>20304 109 Avenue NW, Edmonton, AB</p>	<p>\$19.00/sq ft (purchase options)</p> <p>View Brochure</p> <p>Cody Huchkowski</p>	<p>770 - 1,958 sq ft ±</p>	<ul style="list-style-type: none"> 38 bays available with options to purchase or lease (vendor financing available) Includes a 12' x 14' overhead door, floor drain, LED lighting and more Gated and fenced site with security system
<p>New Listing!</p> 	<p>Industrial Shop With Office</p> <p>Unit 103, 3906 - 71 Avenue, Leduc, AB</p>	<p>\$18.00/sq ft</p> <p>View Brochure</p> <p>Kelly Gibbon</p>	<p>5,280 sq ft ±</p>	<ul style="list-style-type: none"> Highly functional space with yard 5 ton crane ½ acre ± of yard 2 designated office and large reception
	<p>Stand Alone Industrial Building In Leduc Business Park</p> <p>7002 - 39 Street, Leduc, AB</p>	<p>\$17.50/sq ft</p> <p>View Brochure</p> <p>Scott Endres</p>	<p>9,770 sq ft on 1.01 acres ±</p>	<ul style="list-style-type: none"> Two-storey modern office build out Shop includes (1) 10-ton bridge crane, air compressor, drive-thru bays, trench sumps and make-up air system Dual access yard is fully fenced & graveled w/ automatic sliding gates , large concrete apron and perimeter power plugs
<p>Rate Reduced!</p> 	<p>Industrial Condo Bay</p> <p>Bay 10, 1906 4 Street, Nisku, AB</p>	<p>\$10.25/sq ft (purchase option)</p> <p>View Brochure</p> <p>Kelly Gibbon</p>	<p>10,883 sq ft ±</p>	<ul style="list-style-type: none"> Industrial bay with direct exposure to the High Load Corridor/Highway 625 Three OH doors, including one 20' x 14' with automatic opener Office area includes 2 offices, lunchroom and washrooms



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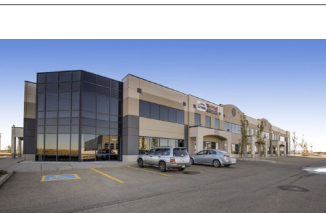
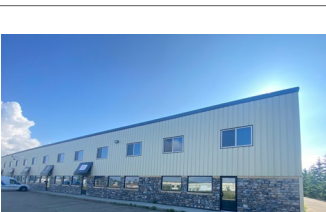
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	<p>Sawridge Industrial Condos Now Pre-Selling And Leasing</p> <p>5605-43 Street, Leduc, AB</p>	<p>\$16.00 - \$17.00/ sq ft (purchase options)</p> <p>View Brochure</p> <p>Eric Stang</p>	<p>Starting at 2,018 sq ft ±</p>	<ul style="list-style-type: none"> • New industrial condos in Sawridge Business Park • Featuring grade loading, drive-thru options, fenced compounds, and sumps • Possession June 1 2026
	<p>MJP 39 Industrial Shop & Yard Sub-Lease</p> <p>104 & 105, 8009 - 39 Street, Leduc, AB</p>	<p>\$10.25/sq ft</p> <p>View Brochure</p> <p>Thomas Braun</p>	<p>7,020 sq ft ±</p>	<ul style="list-style-type: none"> • Industrial shop with small fenced and gated storage yard in Leduc, AB • Shop has 23'3" ± clear ceilings, and two 16' x 16' grade level overhead loading doors, sumps, radiant heating and two services of 200 Amps
	<p>Leduc Industrial Condo</p> <p>#114, 5512 45 Street, Leduc, AB</p>	<p>\$16.00/sq ft</p> <p>View Brochure</p> <p>Eric Stang</p>	<p>1,375 sq ft ±</p>	<ul style="list-style-type: none"> • 12' x 14' grade-level loading door • Shared yard with secure fencing, gated access and gravel surface • Equipped with exhaust fan and sump
	<p>Nisku Industrial Office & Shop</p> <p>501 14 Avenue, Nisku, AB</p>	<p>\$16.00/sq ft</p> <p>View Brochure</p> <p>Scott Endres</p>	<p>10,796 sq ft on 1.25 acres ±</p>	<ul style="list-style-type: none"> • Stand alone office/shop with cranes • Main floor office/shop and 2nd floor office can be leased separately • Fenced, gated & graveled
	<p>Heartland Centre II</p> <p>11602 88 Avenue, Fort Saskatchewan, AB</p>	<p>Market</p> <p>View Brochure</p> <p>Joel Wolski</p>	<p>1,675 - 14,192 sq ft ±</p>	<ul style="list-style-type: none"> • Various spaces/sizes available which are zoned for a wide range of commercial and industrial uses • Abundant natural light, efficient layouts and customizable interior configurations • Ample on-site surface parking and loading capabilities
	<p>Industrial Warehouse Bay</p> <p>Bay #117, 11129 - 83 Avenue, Fort Saskatchewan, AB</p>	<p>Market (purchase option)</p> <p>View Brochure</p> <p>Tyler Weiman</p>	<p>7,200 sq ft ±</p>	<ul style="list-style-type: none"> • Last remaining unit • Two overhead grade doors (14' x 16' and 14' x 12') with dual-compartment sumps • Existing racking and washroom in place



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	<p>Two Storey Office Space</p> <p>Unit 101, 11121 83 Avenue, Fort Saskatchewan, AB</p> <p>View Brochure</p> <p>Tyler Weiman</p>	Market	2,400 sq ft ±	<ul style="list-style-type: none"> • Six offices with reception area, kitchen, and washrooms (with shower) • Well-maintained property with ample parking • Secure fenced and gated storage compound
<p>Rate Reduced!</p> 	<p>Industrial Bay In Fort Saskatchewan</p> <p>Bay D, 11222 - 87 Avenue, Fort Saskatchewan, AB</p> <p>View Brochure</p> <p>Joel Wolski</p>	\$12.00/ sq ft	6,000 sq ft ±	<ul style="list-style-type: none"> • Three (3) grade loading doors • Large fenced and gated yard • Ideal location in Fort Saskatchewan offering an excellent opportunity for a wide range of industrial users
	<p>Sturgeon County Industrial Facility With Proposed CN Spur</p> <p>55112 Secondary Hwy 825 825, Sturgeon County, AB</p> <p>View Brochure</p> <p>Tyler Weiman</p>	Market (purchase option)	22,444 sq ft on 32.72 acres ±	<ul style="list-style-type: none"> • Adjacent to CN Rail with proposed rail spur for industrial servicing • Vendor has multiple quotes to fully prepare, compact, and gravel the site • Fenced, secured, gated facility with powered entry, central vac, & air filtration
	<p>Heartland Centre I</p> <p>11870 88 Avenue, Fort Saskatchewan, AB</p> <p>View Brochure</p> <p>Joel Wolski</p>	Market	1,427 - 14,827 sq ft ±	<ul style="list-style-type: none"> • Various spaces/sizes available which are zoned for a wide range of commercial and industrial uses • Abundant natural light, efficient layouts and customizable interior configurations • Ample on-site surface parking and loading capabilities



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