

EXCLUSIVE LISTINGS SUMMARY


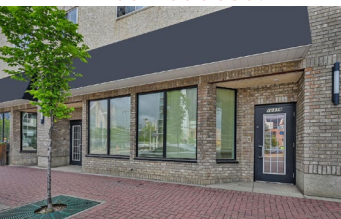



APRIL 2026

SALE – OFFICE

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
<p>Price Reduced!</p> 	<p>Office Building With Warehouse And Yard Space</p> <p>4010-76 Avenue NW, Edmonton, AB</p>	<p>\$2,390,000.00 (lease option)</p> <p>View Brochure Joel Wolski</p>	<p>11,800 sq ft on 1.31 acres ±</p>	<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
<p>Price Reduced!</p> 	<p>896 Sq Ft ± Office Space</p> <p>10339-106 Street NW, Edmonton, AB</p>	<p>\$359,000.00 (lease option)</p> <p>View Brochure Tyler Weiman</p>	<p>896 sq ft ±</p>	<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
<p>Price Reduced!</p> 	<p>3,000 Sq Ft ± Freestanding Building</p> <p>10119 - 81 Avenue NW, Edmonton, AB</p>	<p>\$700,000.00 (lease option)</p> <p>View Brochure 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>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>	<p>3,000 sq ft on 0.31 acres ±</p>	<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
	<p>PS170 Office Condo</p> <p>16880 111 Avenue NW, Edmonton, AB</p>	<p>\$1,095,000.00</p> <p>View Brochure Thomas Braun</p>	<p>4,500 sq ft ±</p>	<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



ROYAL PARK
REALTY™

EDMONTON OFFICE

T 780.448.0800
F 780.426.3007
#201, 9038 51 Avenue NW
Edmonton, AB T6E 5X4

NISKU OFFICE

T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2


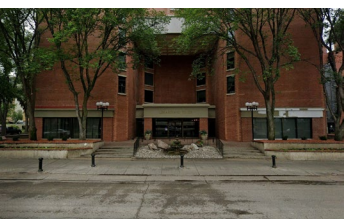




royalparkrealty.com

SALE – OFFICE

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<p>Retail/Office Space</p> <p>10422 81 Avenue NW, Edmonton, AB</p>	<p>\$695,000.00</p> <p>View Brochure</p> <p>Marcus Schwabe</p>	<p>1,600 sq ft ±</p>	<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>Office Space In LeMarchand Tower</p> <p>#1, 11503-100 Avenue NW, Edmonton, AB</p>	<p>\$359,900.00</p> <p>View Brochure</p> <p>Scott Endres</p>	<p>948 sq ft ±</p>	<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
	<p>RSS118 Retail/Office/Flex</p> <p>11816 - 121 Street NW, Edmonton, AB</p>	<p>\$3,260,000.00</p> <p>View Brochure</p> <p>Thomas Braun</p>	<p>17,312 sq ft ±</p>	<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>19,700 Sq Ft ± Church Space</p> <p>8405 83 Street NW, Edmonton, AB</p>	<p>\$3,600,000.00</p> <p>View Brochure</p> <p>Marcus Schwabe</p>	<p>19,700 sq ft ±</p>	<ul style="list-style-type: none"> • Fully functional Church • In close proximity to Bonnie Doon Mall • 240 seat sanctuary
	<p>Second Floor Office Space</p> <p>#200, 849 Premier Way, Sherwood Park, AB</p>	<p>\$735,000.00 (lease option)</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>Price Reduced!</p> 	<p>61,994 Sq Ft Office/Retail</p> <p>2134 Premier Way, Sherwood Park, AB</p>	<p>\$9,900,000.00 (\$160/sq ft)</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



**ROYAL PARK
REALTY™**

EDMONTON OFFICE

T 780.448.0800
F 780.426.3007
#201, 9038 51 Avenue NW
Edmonton, AB T6E 5X4

NISKU OFFICE

T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

royalparkrealty.com

SALE – OFFICE

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
<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 Condo</p> <p>895/897 Pembina Road, Sherwood Park, AB</p>	<p>\$479,000.00 (lease option)</p> <p>View Brochure</p> <p>Scott Endres</p>	<p>1,350 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 3 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



ROYAL PARK REALTY™

EDMONTON OFFICE

T 780.448.0800
F 780.426.3007
#201, 9038 51 Avenue NW
Edmonton, AB T6E 5X4

NISKU OFFICE

T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

royalparkrealty.com





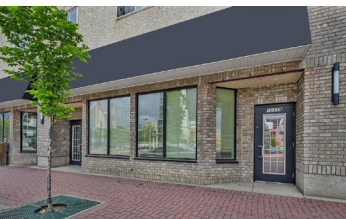

LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
New Listing! 	Main Floor Industrial/ Office Condo 4250 - 93 Street NW, Edmonton, AB View Brochure Tyler Weiman	\$14.00/sq ft	3,000 sq ft ±	<ul style="list-style-type: none"> 5-ton overhead crane and 12' x 14' automatic grade loading door Located in Strathcona Industrial Park Excellent access to 97 Street, 91 Street and Whitemud Drive
New Listing! 	Second Floor Office Space #205, 4252 - 93 Street NW, Edmonton, AB View Brochure Tyler Weiman	\$14.00/sq ft	774 sq ft ±	<ul style="list-style-type: none"> Move in ready 2nd floor office space Ideal for small businesses or satellite operations Utilities separately metered
New Listing! 	Second Floor Office Space #4, 6604 82 Avenue NW, Edmonton, AB View Brochure Joel Wolski	\$9.00/sq ft	859 sq ft ±	<ul style="list-style-type: none"> Move in ready with upgraded flooring and LED lights Small kitchenette Shared washrooms with weekly janitor service
	Office Building With Warehouse And Yard Space 4010-76 Avenue NW, Edmonton, AB View Brochure Joel Wolski	\$15.50/sq ft (purchase option)	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
	896 Sq Ft ± Office Space 10339-106 Street NW, Edmonton, AB View Brochure Tyler Weiman	\$20.00/sq ft (purchase option)	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
	3,000 Sq Ft ± Freestanding Building 10119 - 81 Avenue NW, Edmonton, AB View Brochure Tyler Weiman	\$15.00/sq ft (purchase option)	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



ROYAL PARK REALTY™

EDMONTON OFFICE
T 780.448.0800
F 780.426.3007
#201, 9038 51 Avenue NW
Edmonton, AB T6E 5X4

NISKU OFFICE
T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

royalparkrealty.com





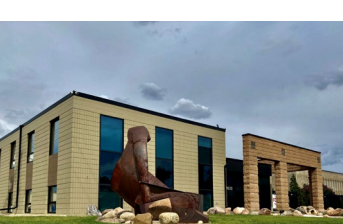
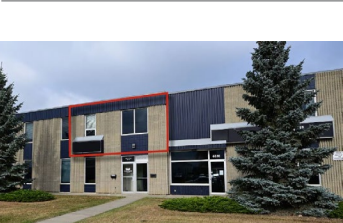
LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<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 Street 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>Versatile Second Floor Office Space</p> <p>10607 82 Street 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 Avenue 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



ROYAL PARK REALTY™

EDMONTON OFFICE
 T 780.448.0800
 F 780.426.3007
 #201, 9038 51 Avenue NW
 Edmonton, AB T6E 5X4

NISKU OFFICE
 T 780.955.7171
 F 780.955.7764
 #25, 1002 7th Street
 Nisku, AB T9E 7P2

royalparkrealty.com







LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

PROPERTY	PRICE	SIZE	HIGHLIGHTS	
 <p>Meridian Place 7657 50 Street NW, Edmonton, AB</p> <p>View Brochure Dave Quest</p>	\$16.00/sq ft	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 	
 <p>Yellowhead & Gretzky Office/Showroom 12321 Mount Lawn Rd NW, Edmonton, AB</p> <p>View Brochure Scott Endres</p>	\$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) 	
 <p>Second Floor Office Space 14448 118th Avenue NW, Edmonton, AB</p> <p>View Brochure Cody Huchkowski</p>	\$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 	
 <p>Second Floor Office Space 2916 Ellwood Drive SW, Edmonton, AB</p> <p>View Brochure Cody Huchkowski</p>	\$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 	
<p>Rate Reduced!</p>	 <p>Village Park Mall 957 Fir Street, Sherwood Park, AB</p> <p>View Brochure Scott Endres</p>	\$14.75/sq ft	1,749 sq ft ±	<ul style="list-style-type: none"> • Corner office unit with lots of natural light • Exterior renovations planned • High visibility from Wye Road/Sherwood Park Freeway
 <p>Woodbridge Gardens 21 Sioux Road, Sherwood Park, AB</p> <p>View Brochure Marcus Schwabe</p>	Starting at \$24.00/sq ft	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 	



ROYAL PARK REALTY™

EDMONTON OFFICE
T 780.448.0800
F 780.426.3007
#201, 9038 51 Avenue NW
Edmonton, AB T6E 5X4

NISKU OFFICE
T 780.955.7171
F 780.955.7764
#25, 1002 7th Street
Nisku, AB T9E 7P2

royalparkrealty.com







LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	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 • Great for all medical, dental and retail/office uses • First and second floor space available
	Second Floor Office Space #200, 849 Premier Way, Sherwood Park, AB	\$19.00/sq ft (purchase option) View Brochure Scott Endres	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
	Super 8 Business Centre 26 Strathmoor Drive, Sherwood Park, AB	\$1,500 gross/mo 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
	Emerald Park North Main Floor Condo 895/897 Pembina Road, Sherwood Park, AB	\$24.00/sq ft (purchase option) View Brochure Scott Endres	1,350 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
	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
New Listing! 	Second Floor Office Space #201, 21 Perron Street, St. Albert, AB	Market View Brochure Tyler Weiman	3,926 sq ft ±	<ul style="list-style-type: none"> • Second floor walk-up office space in the heart of downtown St. Albert • Reception, 7 offices, boardroom, large kitchen, lunchroom/meeting area, 2 common washrooms • Optional 1,052 sq ft ± of additional space is available



ROYAL PARK REALTY™

EDMONTON OFFICE
 T 780.448.0800
 F 780.426.3007
 #201, 9038 51 Avenue NW
 Edmonton, AB T6E 5X4

NISKU OFFICE
 T 780.955.7171
 F 780.955.7764
 #25, 1002 7th Street
 Nisku, AB T9E 7P2

royalparkrealty.com

LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<p>Two Storey Office Space</p> <p>11121 - 83 Avenue, Fort Saskatchewan, AB</p> <p>View Brochure</p> <p>Tyler Weiman</p>	<p>Market</p>	<p>2,800 sq ft ±</p>	<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
	<p>Main Floor Commercial Units</p> <p>1135 St. Albert Trail, St. Albert, AB</p> <p>View Brochure</p> <p>Joel Wolski</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>Citadel Mews West</p> <p>15 Erin Ridge Drive, St Albert, AB</p> <p>View Brochure</p> <p>Dave Quest</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



ROYAL PARK REALTY™

EDMONTON OFFICE
 T 780.448.0800
 F 780.426.3007
 #201, 9038 51 Avenue NW
 Edmonton, AB T6E 5X4

NISKU OFFICE
 T 780.955.7171
 F 780.955.7764
 #25, 1002 7th Street
 Nisku, AB T9E 7P2

royalparkrealty.com