

EXCLUSIVE LISTINGS SUMMARY





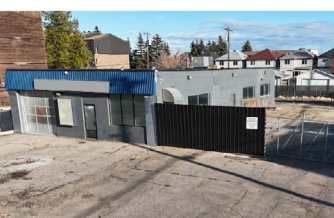
APRIL 2026

SALE – RETAIL

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
 <p>Price Reduced!</p>	3,000 Sq Ft ± Freestanding Building 10119 - 81 Avenue NW, Edmonton, AB	\$700,000.00 (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
	Windermere Plaza Building III Unit 101, 5586 Windermere Blvd., Edmonton, AB	\$950,000.00 View Brochure Scott Endres	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
	Retail/Office Space 10422 81 Ave NW, Edmonton, AB	\$695,000.00 View Brochure Marcus Schwabe	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
	RSS118 Retail/Office/ Flex 11816 - 121 Street NW, Edmonton, AB	\$3,260,000.00 View Brochure Thomas Braun	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)
	3,000 Sq Ft ± Freestanding Building 10117 - 158 Street NW, Edmonton, AB	\$1,600,000.00 View Brochure Tyler Weiman	3,000 sq ft ±	<ul style="list-style-type: none"> Renovations complete! Turnkey childcare facility ready for occupancy 59 childcare spaces (pending final provincial licensing approval) Brand new appliances included



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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
 <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>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
	<p>Emerald Park North Main Floor Condo</p> <p>895 Pembina Road, Sherwood Park, AB</p>	<p>\$479,000.00 (lease option)</p> <p>View Brochure</p> <p>Scott Endres</p>	<p>1,350 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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	Chappelle Square 6490 Cartmell Place SW, Edmonton, AB	\$28.50/sq ft	1,342 sq ft ±	<ul style="list-style-type: none"> Fully fixtured restaurant Direct access to 41 Ave SW 19' kitchen hood
		View Brochure		
		Cody Huchkowski		
	Second Floor Office Space #200, 849 Premier Way, Sherwood Park, AB	\$19.00/sq ft	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
		View Brochure		
		Scott Endres		
	3,000 Sq Ft ± Freestanding Building 10119 - 81 Avenue NW, Edmonton, AB	\$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
		View Brochure		
		Tyler Weiman		
	RSS118 Retail 11812 - 121 Street NW, Edmonton, AB	\$22.00/sq ft	2,207 sq ft ±	<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)
		View Brochure		
		Thomas Braun		
	149 St. Centre Retail Warehouse/Flex Space 14819 118 Avenue NW, Edmonton, AB	\$12.00/sq ft	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
		View Brochure		
		Thomas Braun		
	Retail/Commerical Bay 315 Woodvale Road West NW, Edmonton, AB	\$26.00/ sq ft	1,200 sq ft ±	<ul style="list-style-type: none"> Located in the beautiful neighbourhood of Hillview Available immediately Perfect for a barbershop, salon or small business
		View Brochure		
		Cody Huchkowski		



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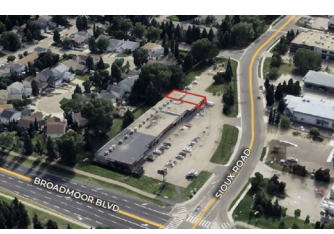



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	<p>Broadmoor Heritage Plaza Retail/Office/Medical</p> <p>Unit 370, 800 Broadmoor Blvd, Sherwood Park, AB</p>	<p>\$32.00/sq ft</p> <p>View Brochure</p> <p>Joel Wolski</p>	<p>1,137 sq ft±</p>	<ul style="list-style-type: none"> • Prime retail plaza strategically located on Broadmoor Boulevard • Available for March 1, 2026 possession • Fully built out with showroom, office, washroom & storage room
	<p>Woodbridge Gardens</p> <p>21 Sioux Road, Sherwood Park, AB</p>	<p>Starting at \$24.00/sq ft</p> <p>View Brochure</p> <p>Marcus Schwabe</p>	<p>1,602 sq ft ±</p>	<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
	<p>Office / Retail Space</p> <p>48 & 50 Brentwood Blvd., Sherwood Park, AB</p>	<p>\$15.00/sq ft</p> <p>View Brochure</p> <p>Marcus Schwabe</p>	<p>1,332 - 2,236 sq ft ±</p>	<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
<p>Rate Reduced!</p> 	<p>Village Park Mall</p> <p>957 Fir Street, Sherwood Park, AB</p>	<p>\$14.75/sq ft</p> <p>View Brochure</p> <p>Scott Endres</p>	<p>1,749 sq ft ±</p>	<ul style="list-style-type: none"> • Exterior renovations planned! • High visibility from Wye Road/Sherwood Park Freeway • Excellent access to Anthony Henday, Sherwood Park Freeway and Whitemud Dr
	<p>Emerald Park North Main Floor Condo</p> <p>895 Pembina Road, Sherwood Park, AB</p>	<p>\$24.00/sq ft (purchase option)</p> <p>View Brochure</p> <p>Scott Endres</p>	<p>1,350 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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	Main Floor Commercial Units 1135 St. Albert Trail, St. Albert, AB	Market View Brochure Joel Wolski	1,000 – 5,160 sq ft ±	<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
	Daycare Opportunity 180 Century Crossing, Spruce Grove, AB	\$35.00/sq ft View Brochure Tyler Weiman	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	\$30.00/sq ft View Brochure Dave Quest	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
	Market Square, Fort Saskatchewan 10404 99 Avenue, Fort Saskatchewan, AB	\$22.00/sq ft View Brochure Tyler Weiman	1,112 & 1,309 sq ft ±	<ul style="list-style-type: none"> • Downtown Fort Saskatchewan retail opportunities • Shell space ready for tenant fixturing • Join an established mix of national and local tenants including: Dollar Tree, NAPA Auto Parts, Nexus Therapeutics, The Cotton Candy Shoppe and more!



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