

EXCLUSIVE LISTINGS SUMMARY

JUNE 2026






SALE – INDUSTRIAL

EDMONTON

NISKU/LEDUC

OTHER

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	PCM37 Industrial Shop & Office 3804 56 Avenue NW, Edmonton, AB	\$3,349,000.00 View Brochure Thomas Braun	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	Starting at \$359,801/unit (lease options) View Brochure Eric Stang	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	Starting at \$449,900.00 View Brochure Tyler Weiman	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! 	Industrial Office/ Warehouse On 5.07 Acres 1903 121 Avenue NE, Edmonton, AB	\$3,979,950.00 (lease option) View Brochure Tyler Weiman	21,900 sq ft on 5.07 acres ±	<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 ±
Price Reduced! 	Industrial Condo Bay Bay 10, 1906 4 Street, Nisku, Alberta	\$1,595,000.00 (lease option) View Brochure Kelly Gibbon	10,883 sq ft ±	<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



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 – INDUSTRIAL

EDMONTON

NISKU/LEDUC

OTHER

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<p>Sawridge Industrial Condos</p> <p>5605-43 Street, Leduc, AB</p>	<p>\$280.00/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 • Immediate possession
	<p>Sturgeon County Industrial Facility With Proposed Cn Spur</p> <p>55112 Secondary Hwy 825, Sturgeon County, AB</p>	<p>\$9,990,000.00 (lease option)</p> <p>View Brochure</p> <p>Tyler Weiman</p>	<p>22,444 sq ft on 32.72 acres ±</p>	<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 & #119, 11129 - 83 Avenue, Fort Saskatchewan, AB</p>	<p>\$200.00/sq ft (lease option)</p> <p>View Brochure</p> <p>Tyler Weiman</p>	<p>7,200 sq ft ±</p>	<ul style="list-style-type: none"> • Two overhead grade doors (14' x 16' and 14' x 12') with dual-compartment sumps • Existing racking and washroom in place • Optional fenced compound available
	<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



**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



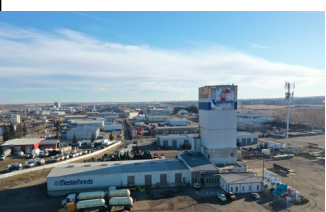

LEASE – INDUSTRIAL

EDMONTON

NISKU/LEDUC

OTHER

SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<p>Brand New Storage & Business Condos</p> <p>20304 109 Avenue NW, Edmonton, AB</p>	<p>\$19.00/sq ft (purchase options)</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 Office Space</p> <p>2113 & 2117 - 84 Ave NW, Edmonton, AB</p>	<p>\$1,200.00/month</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>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>Industrial Office/Warehouse On 5.07 Acres</p> <p>1903 121 Avenue NE, Edmonton, AB</p>	<p>Market (purchase option)</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>\$11.00/sq ft</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>Yellowhead & Gretzky Industrial Warehouse</p> <p>12321 Mount Lawn Rd NW, Edmonton, AB</p>	<p>\$7.90/sq ft</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



**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 – INDUSTRIAL

EDMONTON

NISKU/LEDUC

OTHER

SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
New Listing!	 <p>Industrial Shop With Office</p> <p>Unit 103, 3906 - 71 Avenue, Leduc, AB</p> <p>View Brochure</p> <p>Kelly Gibbon</p>	\$18.00/sq ft	5,280 sq ft ±	<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>Leduc Industrial Condo</p> <p>#104/105 & #114, 5512 - 45 Street, Leduc, AB</p> <p>View Brochure</p> <p>Eric Stang</p>	\$16.00/sq ft	1,375 & 2,750 sq ft ±	<ul style="list-style-type: none"> 12' x 14' grade loading doors Dual compartment sumps and exhaust fans Shared yard with secure fencing, gated access and gravel surface
	 <p>Stand Alone Industrial Building In Leduc Business Park</p> <p>7002 - 39 Street, Leduc, AB</p> <p>View Brochure</p> <p>Scott Endres</p>	\$17.50/sq ft	9,770 sq ft on 1.01 acres ±	<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
Rate Reduced!	 <p>Industrial Condo Bay</p> <p>Bay 10, 1906 4 Street, Nisku, AB</p> <p>View Brochure</p> <p>Kelly Gibbon</p>	\$9.95/sq ft (purchase option)	10,883 sq ft ±	<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>Sawridge Industrial Condos</p> <p>5605-43 Street, Leduc, AB</p> <p>View Brochure</p> <p>Eric Stang</p>	\$16.00/sq ft (purchase options)	Starting at 2,018 sq ft ±	<ul style="list-style-type: none"> New industrial condos in Sawridge Business Park Featuring grade loading, drive-thru options, fenced compounds, and sumps Immediate possession
	 <p>Industrial Warehouse Bay</p> <p>Bay #117 & #119, 11129 - 83 Avenue, Fort Saskatchewan, AB</p> <p>View Brochure</p> <p>Tyler Weiman</p>	Market (purchase option)	2,400 - 7,200 sq ft ±	<ul style="list-style-type: none"> Two overhead grade doors (14' x 16' and 14' x 12') with dual-compartment sumps Existing racking and washroom in place Optional fenced compound 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 – INDUSTRIAL

EDMONTON

NISKU/LEDUC

OTHER

SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	<p>Heartland Centre I</p> <p>11870 88 Avenue, Fort Saskatchewan, AB</p>	<p>Market</p> <p>View Brochure</p> <p>Eric Stang</p>	<p>753 - 14,827 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>Heartland Centre II</p> <p>11602 88 Avenue (Josephburg Road), Fort Saskatchewan, AB</p>	<p>Market</p> <p>View Brochure</p> <p>Eric Stang</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>Rate Reduced!</p> 	<p>Industrial Bay In Fort Saskatchewan</p> <p>Bay D, 11222 - 87 Avenue, Fort Saskatchewan, AB</p>	<p>\$12.00/ sq ft</p> <p>View Brochure</p> <p>Joel Wolski</p>	<p>6,000 sq ft ±</p>	<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>Market (purchase option)</p> <p>View Brochure</p> <p>Tyler Weiman</p>	<p>22,444 sq ft on 32.72 acres ±</p>	<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



**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