

EXCLUSIVE LISTINGS SUMMARY






JUNE 2026

SALE – OFFICE

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
New Listing!	Office Space Unit 9, 11610-119 Street NW, Edmonton, AB 	\$833,000.00 View Brochure Scott Endres	2,540 s ft ±	<ul style="list-style-type: none"> • Quick access to 119th Street and high visibility from Kingway • Kingsway Mall is a 6 minute drive • Close to the new Blatchford residential neighborhoods
New Listing!	Jasper Avenue Condo 11769 Jasper Avenue NW, Edmonton, AB 	\$495,000.00 (lease option) View Brochure Joel Wolski	1,036 sq ft ±	<ul style="list-style-type: none"> • Modern, multi-purpose, easily adaptable condo • Excellent visibility fronting Jasper Avenue in the sought-after Oliver neighbourhood • Surrounded by residential apartment buildings and established businesses
Price Reduced!	Office/Retail Space 10422 81 Avenue NW, Edmonton, AB 	\$649,000.00 View Brochure Marcus Schwabe	1,600 sq ft ±	<ul style="list-style-type: none"> • Flexible Mixed Use zoning • Lots of street parking and surface lot parking nearby • 3 private offices, large open space, reception, storage, 2 accessible washrooms
	3,000 Sq Ft ± Freestanding Building 10117-158 Street NW, Edmonton, AB 	\$1,600,000.00 View Brochure Tyler Weiman	3,000 sq ft on 0.31 acres ±	<ul style="list-style-type: none"> • Renovations complete! Turnkey childcare facility ready for occupancy • 3,000 sq ft ± freestanding building on 0.31 acres ± • 59 childcare spaces (pending final provincial licensing approval)
Price Reduced!	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



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
Price Reduced!	PS170 Office Condo 16880 111 Avenue NW, Edmonton, AB 	\$990,000.00 View Brochure Thomas Braun	4,500 sq ft ±	<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
	Office Space In LeMarchand Tower #1, 11503-100 Avenue NW, Edmonton, AB 	\$359,900.00 View Brochure Scott Endres	948 sq ft ±	<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
Price Reduced!	Ideal Daycare / Educational / Owner-User Opportunity 11816 - 121 Street NW, Edmonton, AB 	\$2,599,000.00 View Brochure Thomas Braun	17,312 sq ft ±	<ul style="list-style-type: none"> Flexible retail/office space on 1.59 acres ± of leased land Ideal for daycare, educational, nonprofit, professional, and owner-user occupancy High visibility corner exposure
	19,700 Sq Ft ± Church Space 8405 83 Street NW, Edmonton, AB 	\$3,600,000.00 View Brochure Marcus Schwabe	19,700 sq ft ±	<ul style="list-style-type: none"> Fully functional Church In close proximity to Bonnie Doon Mall 240 seat sanctuary
Price Reduced!	Office Building With Warehouse And Yard Space 4010-76 Avenue NW, Edmonton, AB 	\$2,390,000.00 (lease option) View Brochure Joel Wolski	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
	MT10 Flex Condo 11320 - 119 Street NW, Edmonton, AB 	\$365,750.00 View Brochure Thomas Braun	1,578 sq ft ±	<ul style="list-style-type: none"> Second floor space on 119 St and 113 Ave in Central Edmonton, AB Vendor Financing: 85% LTV, Prime minus 2%, Interest only payments for 2 years.* Lease-to-Own: 25% rent credit towards purchase price, 3-year fixed price, up to 6 months of free basic rent.



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>Second Floor Office Space</p> <p>#200, 849 Premier Way, Sherwood Park, AB</p>	<p>\$735,000.00 (lease option)</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>View Brochure</p> <p>Scott Endres</p>			
 <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>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>View Brochure</p> <p>Scott Endres</p>			
 <p>Sherwood Park Office Building</p> <p>2112 Premier Way, Sherwood Park, AB</p>	<p>\$5,900,000.00</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
<p>View Brochure</p> <p>Marcus Schwabe</p>			
 <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>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>View Brochure</p> <p>Marcus Schwabe</p>			



**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! 	Jasper Avenue Condo 11769 Jasper Avenue NW, Edmonton, AB	\$25.00/sq ft (purchase option) View Brochure Joel Wolski	1,036 sq ft ±	<ul style="list-style-type: none"> • Modern, multi-purpose, easily adaptable condo • Excellent visibility fronting Jasper Avenue in the sought-after Oliver neighbourhood • Surrounded by residential apartment buildings and established businesses
New Listing! 	Westgate Business Park Sub-Lease 10250A-176 Street NW, Edmonton, AB	\$16.00/sq ft View Brochure Tyler Weiman	6,518 sq ft ±	<ul style="list-style-type: none"> • Premium suburban office opportunity • Excellent west end location with access to Anthony Henday Drive and Yellowhead Trail • Abundant nearby amenities including West Edmonton Mall and Terra Losa Shopping Centre
New Listing! 	Retail/Office Spaces 14444, 14448, & 14450 - 118 Avenue, Edmonton, AB	\$8.00 - \$11.25/ sq ft View Brochure Cody Huchkwoski	1,005 sq ft ±, 2,105 sq ft ±, 2,365 sq ft ±	<ul style="list-style-type: none"> • Excellent location with direct access to public transit • 2 designated parking spaces per unit and plenty of free street parking • Next to the Amazing Shanghai 456 Restaurant, Sparkle & Sheen and Elevate Cannabis
New Listing! 	Ellerslie Main Floor Office Space 2328 Ellwood Drive SW, Edmonton, AB	\$30.00/sq ft View Brochure Joel Wolski	1,200 sq ft ±	<ul style="list-style-type: none"> • Ideal for destination retail • Join U-Store-It, Kumon, Self Centre Massage & Wellness and more • Excellent access to 91 Street, Ellerslie Road and Anthony Henday
New Listing! 	Ellerslie Second Floor Office Space 2230 Ellwood Drive SW, Edmonton, AB	\$27.00/sq ft View Brochure Joel Wolski	1,575 sq ft ±	<ul style="list-style-type: none"> • High end office build out • Join U-Store-It, Kumon, Self Centre Massage & Wellness and more • Excellent access to 91 Street, Ellerslie Road and Anthony Henday
	3,000 Sq Ft ± Freestanding Building 10119 - 81 Avenue NW, Edmonton, AB	\$15.00/sq ft (purchase 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



**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 315 Woodvale Road West NW, Edmonton, AB</p>	\$26.00/sq ft View Brochure Cody Huchkowski	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
 <p>Meridian Place #204, 7633 - 50 Street NW, Edmonton, AB</p>	\$14.00/sq ft View Brochure Dave Quest	7,000 sq ft ±	<ul style="list-style-type: none"> • Second floor office space • Well managed and maintained building • Ample surface parking
 <p>Second Floor Office Space #4, 6604 82 Avenue NW, Edmonton, AB</p>	\$9.00/sq ft View Brochure Joel Wolski	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
 <p>Double L Industrial Office 8917 13 Street, Edmonton, AB</p>	\$12.00/sq ft View Brochure Thomas Braun	4,945 sq ft ±	<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 11630 Kingsway NW, Edmonton AB</p>	Starting at \$900.00/mo View Brochure Thomas Braun	120 - 1,800 sq ft ±	<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 6520 82 Avenue NW, Edmonton, AB</p>	\$8.50/sq ft View Brochure Joel Wolski	1,180 sq ft ±	<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 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>Office Building With Warehouse And Yard Space 4010-76 Avenue NW, Edmonton, AB</p> <p>View Brochure Joel Wolski</p>	\$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
 <p>Second Floor Office Space #205, 4252 - 93 Street NW, Edmonton, AB</p> <p>View Brochure Tyler Weiman</p>	\$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
 <p>MT10 Flex Condo 11320 - 119 Street NW, Edmonton, AB</p> <p>View Brochure Thomas Braun</p>	\$365,750.00	1,578 sq ft ±	<ul style="list-style-type: none"> • Second floor space on 119 St and 113 Ave in Central Edmonton, AB • Vendor Financing: 85% LTV, Prime minus 2%, Interest only payments for 2 years.* • Lease-to-Own: 25% rent credit towards purchase price, 3-year fixed price, up to 6 months of free basic rent.



**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






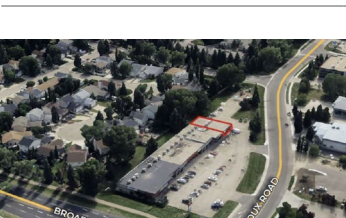
LEASE – OFFICE

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 800 Broadmoor Blvd, Sherwood Park, AB	\$32.00/sq ft View Brochure Joel Wolski	1,137 - 2,274 sq ft ±	<ul style="list-style-type: none"> • Prime retail plaza strategically located on Broadmoor Boulevard • Various built out spaces available • Join Sherlock Holmes Pub, Japanese Village, The Other Place, Mills Haven Dental, Bro's Liquor, ZIGLE Korean Bulgogi Restaurant, Chop Shop Physiques and more!
	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 • 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


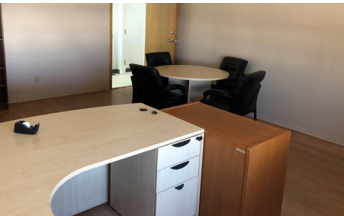




LEASE – OFFICE

EDMONTON

SHERWOOD PARK

OTHER

SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
Rate Reduced!	 <p>Village Park Mall 957 Fir Street, Sherwood Park, AB</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
		View Brochure		
		Scott Endres		
New Listing!	 <p>Second Floor Office Space 707 12 Ave, Nisku, Alberta</p>	\$440.00/month	160 sq ft ±	<ul style="list-style-type: none"> • Private office for lease includes all utilities and light janitorial • Furnished and air conditioned • Conveniently located across the street from the Nisku Post Office
		View Brochure		
		Kelly Gibbon		
	 <p>Citadel Mews West 15 Erin Ridge Drive, St Albert, AB</p>	\$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
		View Brochure		
		Dave Quest		
	 <p>Main Floor Commercial Units 1135 St. Albert Trail, St. Albert, AB</p>	Market	1,635 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
		View Brochure		
		Joel Wolski		
	 <p>Two Storey Office Space Unit 101, 11121 - 83 Avenue, Fort Saskatchewan, AB</p>	Market	2,400 sq ft ±	<ul style="list-style-type: none"> • Six offices with reception area, kitchen, and washrooms with shower • Two storey premises with two separate entrances • Secure fenced and gated storage compound
		View Brochure		
		Tyler Weiman		
	 <p>Second Floor Office Space #201, 21 Perron Street, St. Albert, AB</p>	Market	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
		View Brochure		
		Tyler Weiman		



**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