

EXCLUSIVE LISTINGS SUMMARY






JUNE 2026

SALE – RETAIL

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
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
	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
Price Reduced! 	Office/Retail Space 10422 81 Ave NW, Edmonton, AB	\$649,000.00 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
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
	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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<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>MT10 Flex Condo</p> <p>11320 - 119 Street NW, Edmonton, AB</p>	<p>\$365,750.00</p> <p>View Brochure Thomas Braun</p>	<p>1,578 sq ft ±</p>	<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.
<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 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 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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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 2330 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
New Listing! 	Jasper Avenue Condo 11769 Jasper Avenue NW, Edmonton, AB	\$25.00/sq ft 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! 	Retail/Office Spaces 14444, 14448, & 14450 - 118 Avenue, Edmonton, AB	\$8.00 - \$11.25/ sq ft View Brochure Cody Huchkowski	1,005, 2,105 & 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
	RSS118 Retail 11812 - 121 Street NW, Edmonton, AB	\$22.00/sq ft View Brochure Thomas Braun	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)
	Retail/Commerical Bay 315 Woodvale Road West NW, Edmonton, AB	\$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



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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		
	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		
	MT10 Flex Condo 11320 - 119 Street NW, Edmonton, AB	\$9.99/sq ft (purchase option)	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 ren
		View Brochure		
		Thomas Braun		
New Listing!	Broadmoor Heritage Plaza Retail/Office/Medical 800 Broadmoor Blvd, Sherwood Park, AB	\$32.00/sq ft	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!
		View Brochure		
		Joel Wolski		
Rate Reduced!	Village Park Mall 957 Fir Street, Sherwood Park, AB	\$14.75/sq ft	1,749 sq ft ±	<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
		View Brochure		
		Scott Endres		
	Emerald Park North Main Floor Condo 895 Pembina Road, Sherwood Park, AB	\$24.00/sq ft (purchase option)	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
		View Brochure		
		Scott Endres		



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	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
	Second Floor Office Space #200, 849 Premier Way, Sherwood Park, AB	\$19.00/sq ft 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
	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 • Up to 5,600 sq ft ± • Close proximity to Sherwood Park Freeway, Whitemud Drive and Anthony Henday
	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 • Ideal for all medical, dental and retail/office uses • Current tenants include: Smiles Dental, Daycare and Trendz Optical
New Listing! 	Retail Space 5116 - 46 Avenue, Tofield, AB	\$16.00/sq ft View Brochure Scott Endres	1,500 - 6,000 sq ft ±	<ul style="list-style-type: none"> • High-visibility location adjacent to Hwy 14 and Tim Hortons • Opportunity for drive-through development (subject to municipal approval) • Grade-level loading doors in each bay (fillable)
	Main Floor Commercial Units 1135 St. Albert Trail, St. Albert, AB	Market View Brochure Joel Wolski	1,635 sq ft ±	<ul style="list-style-type: none"> • Shell space ready for fixturing • Located in the northern district of St. Albert along St. Albert Trail • Excellent exposure and access to major thoroughfares



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	<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 of St Albert
	<p>Market Square, Fort Saskatchewan</p> <p>10404 99 Avenue, Fort Saskatchewan, AB</p> <p>View Brochure</p> <p>Tyler Weiman</p>	<p>\$22.00/sq ft</p>	<p>1,112, 1,309 & 1,587 sq ft ±</p>	<ul style="list-style-type: none"> • 98% OCCUPIED • Downtown Fort Saskatchewan retail opportunities • Shell space ready for tenant fixturing
	<p>Daycare Opportunity</p> <p>180 Century Crossing, Spruce Grove, AB</p> <p>View Brochure</p> <p>Tyler Weiman</p>	<p>\$35.00/sq ft</p>	<p>6,020 sq ft on 0.34 acres ±</p>	<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



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