

EXCLUSIVE LISTINGS SUMMARY

AUGUST 2026

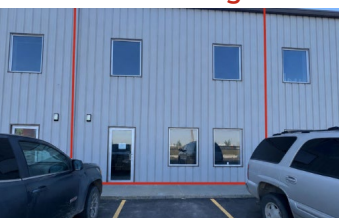
SALE – INDUSTRIAL

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 ±	• 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
	The Vaults 13005-93 Avenue SW, Edmonton, AB	Starting at \$449,900.00 View Brochure Tyler Weiman	1,680 - 3,710 sq ft ±	• Premium lifestyle storage condos • Designed for collectible cars, boats & RVs • Superior security & accessibility
	Industrial Office/ Warehouse On 5.07 Acres 1903 121 Avenue NE, Edmonton, AB	Contact Agent (lease option) View Brochure Tyler Weiman	16,000 sq ft ± on 5.07 acres ±	• Dock loading warehouse with yard storage • (5) 10' x 12' dock loading doors • Fenced, gated and secured storage area
	Industrial Condo Bay Bay 10, 1906 4 Street, Nisku, AB	\$1,595,000.00 (lease option) View Brochure Kelly Gibbon	10,883 sq ft ±	• 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
	Leduc Industrial Condo #104, 7609 Sparrow Drive, Leduc, AB	\$1,595,000.00 (lease option) View Brochure Eric Stang	1,955 sq ft ±	• Fully paved marshalling area • 1 washroom • Prime visibility to Sparrow Drive



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
	Sawridge Industrial Condos 5605-43 Street, Leduc, AB	\$280.00/sq ft (lease options) View Brochure Eric Stang	4,036 sq ft ±	• New industrial condos in Sawridge Business Park • Featuring grade loading, drive-thru options, fenced compounds, and sumps • Immediate possession
	Sturgeon County Industrial Facility With Proposed Cn Spur 55112 Secondary Hwy 825, Sturgeon County, AB	\$9,990,000.00 (lease option) View Brochure Tyler Weiman	22,444 sq ft on 32.72 acres ±	• 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
	Industrial/Warehouse Bay Bay #117 & #119, 11129 - 83 Avenue, Fort Saskatchewan, AB	\$200.00/sq ft (lease option) View Brochure Tyler Weiman	7,200 sq ft ±	• 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

royalparksale.com

LEASE – INDUSTRIAL

EDMONTON

NISKU/LEDUC

OTHER

SALE

PROPERTY

PRICE

SIZE

HIGHLIGHTS

New Listing!



Industrial Shop For Sub-Lease

10370 58 Avenue NW,
Edmonton, AB

\$1,200.00/month

3,200 sq ft ±

- One (1) grade loading door
- Functional space with yard
- 0.5 T bridge trolley with chain hoist

[View Brochure](#)

[Scott Endres](#)



Industrial Office Space For Sub-Lease

2117 - 84 Avenue NW,
Edmonton, AB

\$1,200.00/month

1,090 sq ft ±

- Functional, flexible space for industrial or trade-related office needs
- Affordable, all-inclusive gross lease rate
- Flexible lease terms

[View Brochure](#)

[Steven Budjak](#)



Double L Industrial Office

8917 13 Street,
Edmonton, AB

\$12.00/sq ft

4,945 sq ft ±

- 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

[View Brochure](#)

[Thomas Braun](#)



Industrial Warehouse On 5.07 Acres

1903 121 Avenue NE,
Edmonton, AB

Market
(purchase
option)

16,000 sq ft ±
on 5.07 acres ±

- Dock loading warehouse with yard storage
- (5) 10' x 12' dock loading doors
- Fenced, gated and secured storage area

[View Brochure](#)

[Tyler Weiman](#)

Rate Reduced!



Warehouse/Office Space For Sub-Lease

7115-68 Avenue NW,
Edmonton, AB

\$11.00/sq ft

8,000 - 20,017
sq ft ±

- 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

[View Brochure](#)

[Joel Wolski](#)



Yellowhead & Gretzky Industrial Warehouse

12321 Mount Lawn Rd NW,
Edmonton, AB

\$7.90/sq ft

14,500 - 23,000
sq ft ±

- 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

[View Brochure](#)

[Scott Endres](#)



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
Rate Reduced!	Industrial Condo Bay Bay 10, 1906 4 Street, Nisku, AB View Brochure Kelly Gibbon	\$9.95/sq ft (purchase option)	10,883 sq ft ±	- 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
New Listing!	Leduc Industrial Condo #104, 7609 Sparrow Drive, Leduc, AB View Brochure Eric Stang	\$16.50/sq ft (net) (purchase option)	1,955 sq ft ±	- Fully paved marshalling area 1 washroom - Prime visibility to Sparrow Drive
	Sawridge Industrial Condos 5605-43 Street, Leduc, AB View Brochure Eric Stang	\$18.00/sq ft (purchase options)	4,036 sq ft ±	- New industrial condos in Sawridge Business Park - Featuring grade loading, drive-thru options, fenced compounds, and sumps - Immediate possession
	Industrial Warehouse Bay Bay #117 & #119, 11129 - 83 Avenue, Fort Saskatchewan, AB View Brochure Tyler Weiman	Market (purchase option)	2,400 - 7,200 sq ft ±	- 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
	Heartland Centre I 11870 88 Avenue, Fort Saskatchewan, AB View Brochure Eric Stang	Market	753 - 14,827 sq ft ±	- 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
	Heartland Centre II 11602 88 Avenue (Josephburg Road), Fort Saskatchewan, AB View Brochure Eric Stang	Market	1,675 - 14,192 sq ft ±	- 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



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

royalparksale.com

LEASE – INDUSTRIAL

EDMONTON

NISKU/LEDUC

OTHER

SALE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
Rate Reduced! 	Industrial Bay In Fort Saskatchewan Bay D, 11222 - 87 Avenue, Fort Saskatchewan, AB View Brochure Joel Wolski	\$12.00/ sq ft View Brochure Joel Wolski	6,000 sq ft ±	• 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
	Sturgeon County Industrial Facility With Proposed CN Spur 55112 Secondary Hwy 825 825, Sturgeon County, AB	Market (purchase option) View Brochure Tyler Weiman	22,444 sq ft on 32.72 acres ±	• 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