

EXCLUSIVE LISTINGS SUMMARY

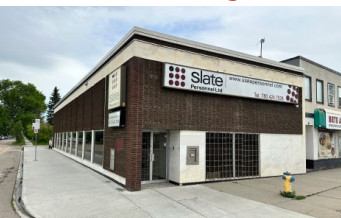
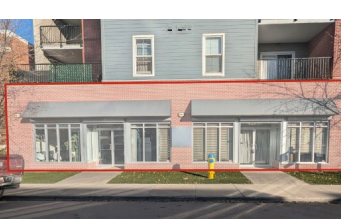
AUGUST 2026

SALE – OFFICE

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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
New Listing!	Executive Office Building	\$850,000.00 (lease option)	3,036 sq ft	- Well maintained professional office within 5 minutes of downtown Edmonton and Royal Alexandra Hospital - High visibility on 111th Avenue with access to public transit - Functional bank vaults
	9578 111 Avenue, Edmonton, AB	View Brochure Scott Endres		
	Office Space	\$833,000.00	2,540 s ft ±	- Quick access to 119th Street and high visibility from Kingway - Kingsway Mall is a 6 minute drive - Close to the new Blatchford residential neighborhoods
	Unit 9, 11610-119 Street NW, Edmonton, AB	View Brochure Scott Endres		
	Jasper Avenue Condo	\$495,000.00 (lease option)	1,036 sq ft ±	- 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
	11769 Jasper Avenue NW, Edmonton, AB	View Brochure Joel Wolski		
	Office/Retail Space	\$520,000.00	1,600 sq ft ±	- Flexible Mixed Use zoning - Newly renovated and move-in ready 3 private offices, large open space, reception, storage, 2 accessible washrooms
	10422 81 Avenue NW, Edmonton, AB	View Brochure Steven Budjak		
	3,000 Sq Ft ± Freestanding Building	\$1,600,000.00	3,000 sq ft on 0.31 acres ±	- 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)
	10117-158 Street NW, Edmonton, AB	View Brochure Tyler Weiman		



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	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 ±	• 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 ±	• 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 ±	• 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
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 ±	• 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
Price Reduced!	MT10 Flex Condo  11320 - 119 Street NW, Edmonton, AB	\$365,750.00 View Brochure Thomas Braun	1,578 sq ft ±	• 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.
	Second Floor Office Space  #200, 849 Premier Way, Sherwood Park, AB	\$735,000.00 (lease option) View Brochure Scott Endres	2,282 sq ft ±	• Open concept office condo • Adjacent to Millenium Place Rec Center • One underground parking stall, surface parking also available



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	Emerald Park North Main Floor Condo 895/897 Pembina Road, Sherwood Park, AB	\$479,000.00 (lease option) View Brochure Scott Endres	1,350 ft ±	• Sherwood Park's newest commercial development • Immediate possession • Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive
	Sherwood Park Office Building 2112 Premier Way, Sherwood Park, AB	\$5,900,000.00 View Brochure Marcus Schwabe	27,231 sq ft ± on 3 floors	• 10,292 sq ft ± heated underground parking • Multiple boardrooms, kitchens and decks • Elevator to all 4 floors
Price Reduced! 	61,994 Sq Ft Office/Retail 2134 Premier Way, Sherwood Park, AB	\$9,900,000.00 (\$160/sq ft) View Brochure Marcus Schwabe	61,994 sq ft ± on 3 floors	• 20,639 sq ft ± heated underground parking (49 stalls) • 108 surface parking stalls • Roughed in elevator to all 4 floors



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New Listing!	Executive Office Building 	\$10.00/sq ft (purchase option) View Brochure Scott Endres	3,036 sq ft	- Well maintained professional office within 5 minutes of downtown Edmonton and Royal Alexandra Hospital - High visibility on 111th Avenue with access to public transit - Functional bank vaults
New Listing!	Second Floor Office/ Retail 	\$8.00/sq ft View Brochure Raya Wolski	1,350 sq ft ±	- Fantastic open concept second floor retail/ office space with great natural lighting - Convenient ground power for various types of equipment - Perfect space for a yoga, art, photography, lash and brow studio, hair salon, tattoo parlour, or pilates studio
New Listing!	Meridian Place Office 	\$16.00/sq ft View Brochure Dave Quest	3,700 sq ft ±	- Ample surface parking - 3 stalls per 1,000 sq ft - Generous tenant improvement package available - Opportunity for exterior building signage as well pylon signage
New Listing!	Meridian Place Main Floor Office Space 	\$14.00/sq ft View Brochure Dave Quest	1,800 sq ft ±	- Contains five offices, one large Boardroom, common washrooms, and a private entrance - Opportunity for exterior building signage as well pylon signage - Great exposure to a high traffic area
New Listing!	Move-in Ready Office Space 	\$10.00/sq ft View Brochure Steven Budjak	2,504 sq ft ±	- High-visibility corner at 118 Ave & 126 St with 29,000 vehicles passing daily - Immediate possession — move-in ready second floor office space with A/C, security panel, and kitchenette in place - Flexible layout with large open workspace and 3 private offices
	Jasper Avenue Condo 	\$25.00/sq ft (purchase option) View Brochure Joel Wolski	1,036 sq ft ±	- 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



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	Westgate Business Park Sub-Lease 10250A-176 Street NW, Edmonton, AB View Brochure Tyler Weiman	\$16.00/sq ft	6,518 sq ft ±	- 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
	Retail/Office Spaces 14444 & 14450 - 118 Avenue, Edmonton, AB View Brochure Raya Wolski	\$10.75 - \$11.25/sq ft	1,005 sq ft ±, 2,105 sq ft ±	- 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
	Ellerslie Main Floor Office Space 2328 Ellwood Drive SW, Edmonton, AB View Brochure Joel Wolski	\$30.00/sq ft	1,200 sq ft ±	- 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
	Ellerslie Second Floor Office Space 2330 Ellwood Drive SW, Edmonton, AB View Brochure Joel Wolski	\$27.00/sq ft	1,575 sq ft ±	- 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
	Retail/Commercial Bay 315 Woodvale Road West NW, Edmonton, AB View Brochure Steven Budjak	\$26.00/sq ft	1,200 sq ft ±	- Located in the beautiful neighbourhood of Hillview - Available immediately - Perfect for a barbershop, salon or small business
	Meridian Place #204, 7633 - 50 Street NW, Edmonton, AB View Brochure Dave Quest	\$14.00/sq ft	7,000 sq ft ±	- Second floor office space - Well managed and maintained building - Ample surface parking



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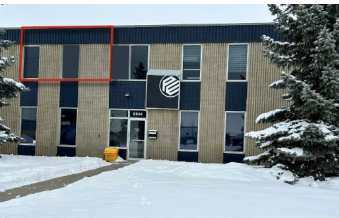
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	Second Floor Office Space #4, 6604 82 Avenue NW, Edmonton, AB View Brochure Joel Wolski	\$9.00/sq ft	859 sq ft ±	• Move in ready with upgraded flooring and LED lights • Small kitchenette • Shared washrooms with weekly janitor service
	Double L Industrial Office 8917 13 Street, Edmonton, AB View Brochure Thomas Braun	\$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
	Adtel Office Building 11630 Kingsway NW, Edmonton AB View Brochure Thomas Braun	Starting at \$900.00/mo	120 - 1,800 sq ft ±	• 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
	Second Floor Office Space 6520 82 Avenue NW, Edmonton, AB View Brochure Joel Wolski	\$8.50/sq ft	1,180 sq ft ±	• 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
	Meridian Place 7657 50 Street NW, Edmonton, AB View Brochure Dave Quest	\$16.00/sq ft	2,000 - 8,000 sq ft ±	• Newer building with flexible floor plan • Undeveloped, demisable space • Ample surface parking-3 stalls per 1,000 sq ft
	Yellowhead & Gretzky Office/Showroom 12321 Mount Lawn Rd NW, Edmonton, AB View Brochure Scott Endres	\$11.00/sq ft	2,500 sq ft ±	• 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)



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	Second Floor Office Space 2916 Ellwood Drive SW, Edmonton, AB	\$23.00/sq ft View Brochure Steven Budjak	1,050 sq ft	- 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
	Office Building With Warehouse And Yard Space 4010-76 Avenue NW, Edmonton, AB	\$15.50/sq ft (purchase option) View Brochure Joel Wolski	11,800 sq ft on 1.31 acres ±	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	\$9.99/sq ft/yr (purchase option) View Brochure Thomas Braun	1,578 sq ft ±	- 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.
	Office/Retail Space 48 & 50 Brentwood Blvd., Sherwood Park, AB	\$15.00/sq ft View Brochure Marcus Schwabe	1,332 - 2,236 sq ft ±	- 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 ±	- 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 Scott Endres	602 sq ft ±, 1,843 sq ft ±	2 Office spaces available - Common washrooms for smaller offices - Excellent access to Broadmoor Blvd, Yellowhead Hwy and Anthony Henday



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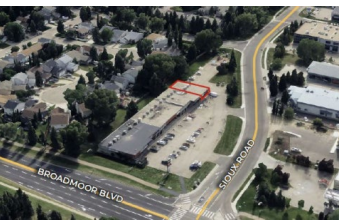
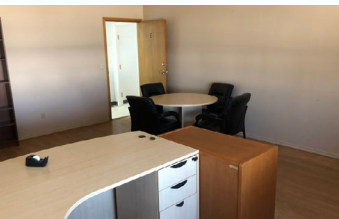
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	Emerald Park North Main Floor Condo 895/897 Pembina Road, Sherwood Park, AB	\$24.00/sq ft (purchase option) View Brochure Scott Endres	1,350 sq ft ±	- Sherwood Park's newest commercial development - Immediate possession - Located just off Sherwood 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 ±	- 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 ±	- 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
Rate Reduced! 	Village Park Mall 957 Fir Street, Sherwood Park, AB	\$14.75/sq ft View Brochure Scott Endres	1,749 sq ft ±	- Corner office unit with lots of natural light - Exterior renovations planned - High visibility from Wye Road/Sherwood Park Freeway
	Second Floor Office Space 707 12 Ave, Nisku, AB	\$440.00/month View Brochure Kelly Gibbon	160 sq ft ±	- Private office for lease includes all utilities and light janitorial - Furnished and air conditioned - Conveniently located across the street from the Nisku Post Office
	Citadel Mews West 15 Erin Ridge Drive, St Albert, AB	\$29.00/sq ft View Brochure Dave Quest	940 sq ft ±	- 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



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	Main Floor Commercial Units 1135 St. Albert Trail, St. Albert, AB View Brochure Joel Wolski	Market	1,635 sq ft ±	• Main floor space available • Shell space ready for fixturing • Located in the northern district of St. Albert along St. Albert Trail
	Second Floor Office Space #201, 21 Perron Street, St. Albert, AB View Brochure Tyler Weiman	Market	3,926 sq ft ±	• 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
	New Listing! 2,698 Sq Ft ± Second Floor Office Opportunity 10307-100 Avenue, Fort Saskatchewan, AB View Brochure Tyler Weiman	\$12.00/sq ft	2,698 sq ft ±	• Featuring private offices, open work areas, meeting space, and staff amenities • This property is ideal for professional, medical, administrative, and service based businesses • Conveniently located along 100 Avenue with excellent accessibility and nearby amenities
	Office Space Unit 101, 11121 - 83 Avenue, Fort Saskatchewan, AB View Brochure Tyler Weiman	Market	2,400 sq ft ±	• Six offices with reception area, kitchen, and washrooms with shower • Two storey premises with two separate entrances • Secure fenced and gated storage compound



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