

EXCLUSIVE LISTINGS SUMMARY

AUGUST 2026

SALE – RETAIL

EDMONTON

SHERWOOD PARK

LEASE

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
New Listing!	Turnkey Daycare Facility  218/220 Mistatim Road NW, Edmonton AB View Brochure Tyler Weiman	\$1,595,000.00	2,598 sq ft ±	• Turnkey licensed daycare opportunity, fully equipped and ready for immediate operation with minimal setup required • Approved for 64 children with development permit in place • Prime NW Edmonton location minutes from St. Albert, retail amenities, and major routes
	Jasper Avenue Condo  11769 Jasper Avenue NW, Edmonton, AB View Brochure Joel Wolski	\$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
	Office/Retail Space  10422 81 Avenue NW, Edmonton, AB View Brochure Steven Budjak	\$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
Price Reduced!	Ideal Daycare / Educational / Owner-User Opportunity  11816 - 121 Street NW, Edmonton, AB View Brochure Thomas Braun	\$2,599,000.00	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
	3,000 Sq Ft ± Freestanding Building  10117-158 Street NW, Edmonton, AB View Brochure Tyler Weiman	\$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)



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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.
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
	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



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	PROPERTY	PRICE	SIZE	HIGHLIGHTS
New Listing!	Second Floor Office/ Retail  2431 Ellwood Drive, Edmonton, AB View Brochure Raya Wolski	\$8.00/sq ft	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
	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
	Jasper Avenue Condo  11769 Jasper Avenue NW, Edmonton, AB View Brochure Joel Wolski	\$25.00/sq ft (purchase 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
	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
	RSS118 Retail  11812 - 121 Street NW, Edmonton, AB View Brochure Thomas Braun	\$22.00/sq ft	2,207 sq ft ±	- 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)



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	Retail/Commerical 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
	Chappelle Square 6490 Cartmell Place SW, Edmonton, AB View Brochure Raya Wolski	\$28.50/sq ft	1,342 sq ft ±	- Fully fixtured restaurant - Direct access to 41 Ave SW 19' kitchen hood
	MT10 Flex Condo 11320 - 119 Street NW, Edmonton, AB View Brochure Thomas Braun	\$9.99/sq ft/yr (purchase option)	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.
	Broadmoor Heritage Plaza Retail Space Unit 920, 800 Broadmoor Blvd, Sherwood Park, AB View Brochure Joel Wolski	\$32.00/sq ft	1,137 - 2,274 sq ft ±	- Prime retail plaza strategically located on Broadmoor Boulevard - Furniture negotiable - Join Sherlock Holmes Pub, Japanese Village, The Other Place, Mills Haven Dental, Bro's Liquor, ZIGLE Korean Bulgogi Restaurant, Chop Shop Physiques and more!
	Broadmoor Heritage Plaza Retail/Office/Medical 800 Broadmoor Blvd, Sherwood Park, AB View Brochure Joel Wolski	\$32.00/sq ft	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!
	Village Park Mall 957 Fir Street, Sherwood Park, AB View Brochure Scott Endres	\$14.75/sq ft	1,749 sq ft ±	- Corner office unit with lots of natural light - Exterior renovations planned - High visibility from Wye Road/Sherwood Park Freeway



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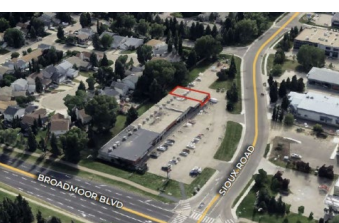
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	Emerald Park North Main Floor Condo 895/897 Pembina Road, Sherwood Park, AB View Brochure Scott Endres	\$24.00/sq ft (purchase option) View Brochure Scott Endres	1,350 sq ft ±	• Sherwood Park's newest commercial development • Immediate possession • Located just off Sherwood Drive, next to Emerald Hills with direct access to Emerald Drive
	Second Floor Office Space #200, 849 Premier Way, Sherwood Park, AB View Brochure Scott Endres	\$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
	Woodbridge Gardens 21 Sioux Road, Sherwood Park, AB View Brochure Marcus Schwabe	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
	Office/Retail Space 48 & 50 Brentwood Blvd., Sherwood Park, AB View Brochure Marcus Schwabe	\$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
	Retail Space 5116 - 46 Avenue, Tofield, AB View Brochure Scott Endres	\$16.00/sq ft View Brochure Scott Endres	1,500 - 6,000 sq ft ±	• 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 View Brochure Joel Wolski	Market View Brochure Joel Wolski	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



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	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
	Market Square, Fort Saskatchewan 10404 99 Avenue, Fort Saskatchewan, AB	\$22.00/sq ft View Brochure Tyler Weiman	1,309 & 12,652 sq ft ±	• Daycare Opportunity • Downtown Fort Saskatchewan retail opportunities • Shell space ready for tenant fixturing and a demisable unit



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