

### ▼ NORTHWEST EDMONTON - LEASE ▼



11607 - 178 Street

11607 - 178 Street  
Edmonton, AB T5S1N6



[VIEW BROCHURE](#)

Size: 41,099 SF  
Lease Rate: \$7.00/SF  
Op. Costs: \$4.41

#### INDUSTRIAL

41,099 sq.ft.± office/warehouse available. 2,900 sq.ft.± of office currently configured as five offices, lunchroom, reception and washrooms. Four 8'x10' dock loading doors w/ levelers, and two 10'x12' grade loading doors. Great exposure to 178 Street with easy access to Anthony Henday and Highway 16.

Ryan Brown  
Chad Griffiths  
Drew Joslin



16915 - 111 Avenue

**Corner 170**  
16921/39 - 111 Avenue  
Edmonton, AB T5M2S4  
16921 or 16939



[VIEW BROCHURE](#)

Size: 1,650 or 2,000 SF  
Lease Rate: \$12.50/SF

#### INDUSTRIAL

Rare small showroom/office/warehouse bays with exposure to 170 Street. Spaces are comprised of front office/showroom area with the remainder as warehouse. Storage mezzanine with windows included at no extra charge. Large grade loading door.

Chad Snow  
Kari Martin



13630 - 159 Street

**OTRX Building**  
13630 - 159 Street  
Edmonton, AB T5V 1N8



[VIEW BROCHURE](#)

Size: 12,000 SF  
Lease Rate: \$14.00/SF  
Op. Costs: \$6.00

#### INDUSTRIAL

12,000 SF± office/warehouse. Current built out consists of 1,800 SF± of office and 10,200 SF± of warehouse. Great showroom opportunity with 5 grade loading sunshine doors in the front of the unit. Brand new high quality construction, efficient building with R60 exterior walls, radiant heat and LED lighting. Potential to have an additional 1 acre of storage yard directly to the South of the unit. 79' clear span unit with full make up air in place. Exposure to 137 Ave with easy access to St. Albert Trail, 156 Street and 170 Street.

Ryan Brown  
Chad Griffiths  
Drew Joslin



14444 - 118 Avenue

14444 - 118 Avenue  
Edmonton, AB T5L 2M5  
14444



[VIEW BROCHURE](#)

Size: 2,105 SF  
Lease Rate: \$10.00/SF  
Op. Costs: \$8.96

#### OFFICE INDUSTRIAL RETAIL

2,105 sq.ft.± of retail/industrial/office space available. Renovations include addition of a barrier free washroom.

Kim Sarnecki



14625 - 122 Avenue NW

**Dominion Industrial Warehouse**  
14625 - 122 Avenue  
Edmonton, AB T5L2W4



[VIEW BROCHURE](#)

Size: 25,772 - 27,779 SF  
Lease Rate: \$5.95/SF  
Op. Costs: \$3.04

#### INDUSTRIAL

25,722 - 27,779 sq.ft.± office/warehouse available. Dock and grade loading. Fibre optics available. Located in Dominion Industrial Park. Excellent access to major transportation routes including 142 Street, 149 Street and Yellowhead Trail.

Ryan Brown  
Chad Griffiths  
Drew Joslin

Leased



11615 - 149 Street

11619 - 149 Street  
Edmonton, AB T5M 1X1

Size: 6,189 SF  
Lease Rate: \$9.50/SF  
Op. Costs: \$5.86

### INDUSTRIAL

6189 sq.ft.± available. Excellent west end location. High exposure to 149 Street. Dock with leveler. Double row parking. Showroom.

David Sabo  
Ed Stenger

Leased



17303 - 107 Avenue

**McKenzie**  
17315 - 107 Avenue  
Edmonton, AB T5S 1E5  
17315

Size: 2,500 SF  
Lease Rate: \$9.50/SF  
Op. Costs: \$4.92

### INDUSTRIAL

2,500 sq.ft.± unit improved with air conditioned office/showroom area, warehouse serviced with 12'x14' overhead door. Direct access to 107 Avenue. 833 sq.ft.± mezzanine with windows. 100 amp, 3 phase power (to be verified).

Kevin Mockford  
Gordon Lough



10440 - 176 Street NW

17611 - 105 Avenue  
Edmonton, AB T5S 1L3  
100



[VIEW BROCHURE](#)

Size: 4,160 SF  
Lease Rate: \$14.00/SF  
Gross

### INDUSTRIAL

Strategically located in West Edmonton. Fully developed with 2 offices, kitchenette, 2 bathrooms and large open showroom area. 12'x16' grade loading overhead door. 200 amp power. Double row surface parking.

Daniel Amero  
Kevin Mockford  
Gordon Lough



10440 - 176 Street NW

100-101, 10440 - 176 Street  
Edmonton, AB T5S 1L3  
100-101



[VIEW BROCHURE](#)

Size: 8,576 SF  
Lease Rate: \$14.00/SF  
Gross

### INDUSTRIAL

Strategically located in West Edmonton. Fully developed with 5 offices, boardroom, two kitchenettes, 4 washrooms, large open reception area and work area. 8,576 sq.ft.± industrial bay; 75% warehouse and 25% office. Two 12'x 16' grade loading overhead doors. Two 200 amp power panels. Double row surface parking. Well maintained and managed property. Easy access to Stony Plain Road and Anthony Henday Drive

Daniel Amero  
Kevin Mockford  
Gordon Lough



10440 - 176 Street NW

10470 - 176 Street  
Edmonton, AB T5S 1L3  
First & Second Floor Offices



[VIEW BROCHURE](#)

Size: 1,500 - 4,500 SF  
Lease Rate: \$10.00/SF  
Op. Costs: \$6.00

### OFFICE INDUSTRIAL

Strategically located in West Edmonton. Double row surface parking. Well maintained and managed 2 storey property. Easy access to Stony Plain Road and Anthony Henday Drive.

Daniel Amero



10440 - 176 Street NW

**10468 - 176 Street**  
Edmonton, AB T5S 1L3  
Multiple Industrial Suites



[VIEW BROCHURE](#)

Size: 4,288 - 8,576 SF  
Lease Rate: \$14.00/SF  
Modified Gross

#### INDUSTRIAL

Strategically located in West Edmonton. Fully developed with 3 to 4 offices, kitchenette, 2 bathrooms and large open reception area. 3,000 sq.ft. of open bay. 12'x 16' grade loading overhead door. 200 amp power.

Daniel Amero



10731 - 180 Street NW

**10743/47 - 180 Street**  
Edmonton, AB T5S1G6



[VIEW BROCHURE](#)

Size: 8,259 SF  
Lease Rate: \$14.00/SF  
Gross

#### INDUSTRIAL

Industrial bay with 5 offices, showroom area plus reception area, 2 kitchenettes, 4 bathrooms. 8,259 sq.ft.± of open bay with one floor drain. Two 12'x 16' grade loading overhead doors. Two 200 amp panels. Double row surface parking.

Daniel Amero



10731 - 180 Street NW

**10731 - 180 Street**  
Edmonton, AB T5S1G6



[VIEW BROCHURE](#)

Size: 5,984 SF  
Lease Rate: \$14.00/SF  
Gross

#### INDUSTRIAL

Industrial bay with 7 offices, 1 boardroom plus reception area, 2 kitchenettes, 3 bathrooms. 2,077 sq.ft.± of open bay. 12'x 16' grade loading overhead door. 200 amp power.

Daniel Amero  
Kevin Mockford  
Gordon Lough



10783 - 180 Street

**180 Street Building**  
Suite 1, 10781 180 Street  
Edmonton, AB T5S 1G6  
Dock Loading



[VIEW BROCHURE](#)

Size: 4,138 SF  
Lease Rate: \$14.00/SF  
Gross

#### INDUSTRIAL

4,138 sq.ft.± of open bay. Dock loading overhead door. 200 amp power per suite (To be verified). Double row surface parking. Well maintained and managed property.

Daniel Amero  
Kevin Mockford  
Gordon Lough



10783 - 180 Street

**180 Street Building**  
10783 - 180 Street  
Edmonton, AB T5S 1G6  
Suites #2-3



[VIEW BROCHURE](#)

Size: 4,138-12,000 SF  
Lease Rate: \$14.00/SF  
Modified Gross

#### INDUSTRIAL

Strategically located in West Edmonton. With easy access to Stony Plain Road, Anthony Henday Drive and Yellowhead Highway. Industrial bay with offices or showroom, kitchenette, 2 bathrooms. 3,200 to 6,400 sq.ft.± of open bay.

Daniel Amero  
Kevin Mockford





11507 - 120 Street

**Centre 120**  
11507 - 120 Street  
Edmonton, AB T5G2Y4  
Multiple Units



Size: 10,000 and 13,035 SF  
Lease Rate: \$6.00/SF  
Op. Costs: \$5.00

### OFFICE INDUSTRIAL RETAIL

Flex space available in the Prince Rupert neighbourhood of Edmonton. BE zoning which allows for a wide range of uses. Mix of showroom and dock loading warehouse options. Economical lease rates. Fronting 120 Street with excellent access to Kingsway Avenue and 111 Avenue, minutes from the downtown core and trendy 124 Street area.

Chad Snow  
Kari Martin



12100 - 163 Street

**Village Square Building**  
12106A - 163 Street  
Edmonton, AB T5V 1H4  
12106A



Size: 4,067 SF  
Lease Rate: \$8.75/SF  
Op. Costs: \$4.75

### INDUSTRIAL

Opportunity to lease: Single warehouse bay with office, plus yard. Adjacent Bay (12106B) also available as of April 1st, or potentially sooner. Yard is fenced, gated and gravelled. Building is conveniently located on 163rd Street just north of 118th Avenue; with quick access to 170th Street, 156th Street, Yellowhead Trail and Anthony Henday Drive.

Karen Chayka



12100 - 163 Street

**Village Square Building**  
12106B - 163 Street  
Edmonton, AB T5V 1H4  
12106B



Size: 4,240 SF  
Lease Rate: \$8.75/SF  
Op. Costs: \$4.75

### INDUSTRIAL

Opportunity to lease: Single warehouse bay with office, plus yard. Adjacent bay also available - 12106A-163 Street. Yard is fenced, gated and gravelled. Building is conveniently located on 163rd Street just north of 118th Avenue; with quick access to 170th Street, 156th Street, Yellowhead Trail and Anthony Henday Drive.

Karen Chayka



13803 - 156 Street

**Pinnacle Park**  
14021 - 156 Street  
Edmonton, AB T6V 1J1  
14021/25/29



Size: 12,800 - 19,200 SF  
Lease Rate: \$9.50/SF  
Op. Costs: \$5.30

### INDUSTRIAL

Up to 19,200 square feet available. Various sizes available with immediate occupancy. Suitable for manufacturing, transportation & logistics, retail showrooms & more. Dock and grade loading.

Chad Griffiths  
Ryan Brown  
Drew Joslin  
Kevin Mockford  
Gordon Lough



13803 - 156 Street

**Pinnacle Park**  
13871 - 156 Street  
Edmonton, AB T6V 1J1  
Two units



Size: 3,450 SF  
Lease Rate: \$10.00/SF  
Op. Costs: \$5.30

### INDUSTRIAL

3,450 sq.ft.± bay available in Pinnacle Park. Located just off 137 Avenue and 156 Street with quick access to St. Albert Trail, Yellowhead Trail, and Anthony Henday Drive. Suitable for manufacturing, transportation & logistics, retail showrooms & more. Grade loading. Currently built out as 10% office and the remainder warehouse.

Chad Griffiths  
Ryan Brown  
Drew Joslin  
Kevin Mockford  
Gordon Lough



14203 - 128A Avenue

**Bonaventure Industrial**  
14211 - 128A Avenue  
Edmonton, AB T5L 4P5  
14211



[VIEW BROCHURE](#)

Size: 2,560 SF  
Lease Rate: \$10.00/SF  
Op. Costs: \$4.32

### INDUSTRIAL

2,560 sq.ft.± available. Two main floor offices, showroom/reception area and warehouse. 12'x14' overhead door. Upgraded warehouse lighting. Deep marshalling area. Convenient access to St. Albert Trail, Yellowhead Trail, 149 Street, 156 Street and Anthony Henday Drive.

Kevin Mockford  
Gordon Lough



14524 - 115 Avenue

14524/28 - 115 Avenue  
Edmonton, AB T5M 3B9  
14524/28 - 115 Avenue



[VIEW BROCHURE](#)

Size: 7,267 - 15,350 SF  
Lease Rate: \$9.00/SF

### INDUSTRIAL

Clean warehouse with open showroom and office space available. Options of either 7,267 sq. ft. or 15,350 sq. ft. Yard space. Grade loading. New LED lighting throughout. Many recent improvements.

Chad Snow  
Kari Martin



14604 - 115A Avenue

**Campbell Building**  
14604 - 115A Avenue  
Edmonton, AB T5M 3C5



[VIEW BROCHURE](#)

Size: 21,870 SF  
Lease Rate: \$7.50/SF  
Op. Costs: \$3.80

### INDUSTRIAL

19,392 sq.ft.± main floor. Bonus 2,478 sq.ft.± mezzanine office area not included in rent. Two interior dock loading doors. Great location in Northwest Edmonton with access to 118 Avenue, Yellowhead Trail, and Anthony Henday Drive.

Kevin Mockford  
David Sabo  
Ed Stenger



14803 - 134 Avenue NW

14811 - 134 Avenue  
Edmonton, AB T5L4V5  
14811



[VIEW BROCHURE](#)

Size: 7,430 SF  
Lease Rate: From \$12.00/SF  
Op. Costs: \$3.10

### INDUSTRIAL

Previously leased to a food production facility there has been extensive work done in the space to follow Alberta Health guidelines including substantial power upgrades. Space break down is 1,880 sq.ft.± of warehouse, 896 sq.ft.± of main floor office 896 sqft of second floor office and 3,918 sq.ft.± of food production space, with commercial fridge and freezer capabilities.

Drew Joslin  
Ryan Brown  
Chad Griffiths



14803 - 134 Avenue NW

14823 - 134 Avenue  
Edmonton, AB T5L4V5  
14823



[VIEW BROCHURE](#)

Size: 7,430 SF  
Lease Rate: \$9.50/SF  
Op. Costs: \$3.10

### INDUSTRIAL

6,336 sq.ft.± of main floor warehouse & office and 841 sq.ft.± of second floor office.

Drew Joslin  
Ryan Brown  
Chad Griffiths



15706 - 116 Avenue

**15706 - 116 Avenue**  
Edmonton, AB T5M 3S5



[VIEW BROCHURE](#)

Size: 10,635 SF  
Lease Rate: From \$12,407.00/MO  
Gross

#### INDUSTRIAL

10,635 sq.ft.± office/warehouse located in west Edmonton. Convenient access to 156 Street, Yellowhead Trail, and Highway 2. 5 grade doors and 2 drive through bays. Small office to warehouse ratio. Paved yard. Drive through capability. Washbay.

David Sabo  
Ed Stenger



15712C - 112 Avenue

**Sheffield Industrial**  
15712 - 112 Avenue  
Edmonton, AB T5M 2W1  
15712



[VIEW BROCHURE](#)

Size: 18,869 SF  
Lease Rate: \$8.50/SF  
Op. Costs: \$4.66

#### INDUSTRIAL

14,128 sq.ft.± of main floor and/or 4,741 sq.ft.± of second floor office available immediately for lease. Additional 760 sq.ft.± storage building available. Second floor currently configured as reception, 5 offices, board room, large bullpen area, lunchroom and washrooms. Fenced and secured parking lot/storage area.

Chad Griffiths  
Ryan Brown  
Drew Joslin



15845 - 112 Avenue

**15845 - 112 Avenue**  
Edmonton, AB T5M 2V9



[VIEW BROCHURE](#)

Size: 10,000 SF  
Lease Rate: \$10,000.00/MO  
Modified Gross

#### INDUSTRIAL

Up to 10,000 sq.ft.± warehouse space. Dock loading. Located in Sheffield Industrial. Convenient access to 170 Street, Mayfield Road, Yellowhead Trail, and Anthony Henday Drive.

Don Robinson



17306 - 108 Avenue

**McNamara Industrial**  
17310 - 108 Avenue  
Edmonton, AB T5S 1E8  
17310



[VIEW BROCHURE](#)

Size: 2,800 SF  
Lease Rate: \$10.50/SF  
Op. Costs: \$4.65

#### INDUSTRIAL

2,800 sq.ft.± office/warehouse space includes 2 offices and reception area. Close to 107 Avenue, 170 Street, 178 Street, Yellowhead Trail, and Anthony Henday Drive. 12'x14' grade loading overhead door (powered). LED lighting in warehouse. Two stage sump system.

Kevin Mockford  
Gordon Lough



20103 - 106 Avenue NW

**Henday 106**  
20103 106 Avenue NW  
Edmonton, AB T5S 1W1



[VIEW BROCHURE](#)

Size: 21,000 SF  
Lease Rate: \$7.50/SF  
Op. Costs: \$5.00

#### INDUSTRIAL

21,000 sq.ft.± on 2.21 acres± (22% site coverage). Seven (7) - 3,000 sq.ft.± bays. Anthony Henday Drive and Whitemud Freeway access. Heavy power. High ceilings. Fully fenced and graveled yard.

Julie Lam  
Derek Claffey



### ▼ NORTHWEST EDMONTON - SALE ▼



12804 - 141 Street NW

**Bonaventure Condos**  
12824 - 141 Street  
Edmonton, AB T5L 4N8  
12824



VIEW BROCHURE

Size: 4,334 SF  
Sale Price: \$650,000.00



VIEW VR TOUR

#### OFFICE INDUSTRIAL

Rare office condo with a small warehouse space. Quick proximity to St. Albert Trail, 149 Street and Yellowhead Drive. Multiple offices, reception area, boardroom and kitchen area. Grade loading overhead door.

Chad Griffiths  
Ryan Brown  
Drew Joslin



15706 - 116 Avenue

15706 - 116 Avenue  
Edmonton, AB T5M 3S5



VIEW BROCHURE

Size: 58,282 SF  
Sale Price: \$5,900,000.00

#### INDUSTRIAL

58,282 sq.ft.± office/warehouse located in west Edmonton. Convenient access to 156 Street, Yellowhead Trail, and Highway 2. Dock and grade loading. Small office to warehouse ratio. Paved yard. Drive through capability. Washbay. Make up air unit. Long term tenants.

David Sabo  
Ed Stenger



11045 - 190 Street

**Superior Building**  
11045 - 190 Street  
Edmonton, AB T5S 0B3



VIEW BROCHURE

Size: 27,890 SF  
Sale Price: \$6,395,000.00

#### OFFICE INDUSTRIAL

27,890 SF.± freestanding office/warehouse building on 1.57 AC± in west Edmonton. Corner located freestanding building in a cul-de-sac allows for ample marshalling area to access 3 dock and 1 grade door. Office/showroom over two floors totaling 11,745 SF±. High ceiling warehouse, fully sprinklered and heavy power. Fully paved parking with 59 stalls and yard/marshalling areas with multiple access points. High curb appeal.

Chad Snow  
Kari Martin



11650C - 154 Street NW

**Northwest Business Park**  
11739 - 156 Street  
Edmonton, AB T5M 3N4  
11739 - 156 Street



VIEW BROCHURE

Size: 3,752 SF  
Sale Price: \$495,000.00

#### INDUSTRIAL

2,552 sq.ft.± freshly renovated main floor office/warehouse space. 1,200 sq.ft.± mezzanine includes two offices, boardroom, washroom and open work area. 12'x14' grade level overhead door. Convenient access to 156 Street, 118 Avenue, Yellowhead Trail and 170 Street. Easily adaptable to suit multiple uses.

Kevin Mockford  
Gordon Lough



11848 - 152 Street

**Freestanding Building with Yard**  
11848 - 152 Street  
Edmonton, AB T5V 1E3



VIEW BROCHURE

Size: 11,339 SF  
Sale Price: \$2,300,000.00

#### INDUSTRIAL

Freestanding building with secured yard. Sumps. Air conditioned office area. 26' clear ceiling height. Five (5) grade loading overhead doors. Convenient access to 149/156 Streets, Yellowhead Trail, & Anthony Henday Drive.

Kevin Mockford  
Ed Stenger



14524 - 115 Avenue

14524 - 115 Avenue  
Edmonton, AB T5M 3B9  
14524



[VIEW BROCHURE](#)

Size: 8,083 SF  
Sale Price: \$1,249,000.00

#### INDUSTRIAL

Clean warehouse with open showroom and office space. Yard space. Grade loading. New LED lighting throughout. Many recent improvements. Adjacent building (14528 - 7,267 sq.ft.) is also available to be purchased together or separately.

Chad Snow  
Kari Martin



14524 - 115 Avenue

14528 - 115 Avenue  
Edmonton, AB T5M 3B9  
14528



[VIEW BROCHURE](#)

Size: 7,267 SF  
Sale Price: \$1,049,000.00

#### INDUSTRIAL

Clean warehouse with open showroom and office space. Yard space. Grade loading. New LED lighting throughout. Many recent improvements. Adjacent building (14524 - 8,083 sq.ft.) is also available to be purchased together or separately.

Chad Snow  
Kari Martin



15847 - 116 Avenue

15847 - 116 Avenue  
Edmonton, AB T5M3W1



[VIEW BROCHURE](#)

Size: 5,660 SF  
Sale Price: \$750,000.00

#### INDUSTRIAL

2,830 sq.ft.± per floor, 5,660 sq.ft.± total. 10' x 14' overhead door. Professionally developed second floor offices. Total of 1,268 sq.ft.± of warehouse space. Easy access to 170 Street, Anthony Henday, and Yellowhead Trail.

Kevin Mockford  
Gordon Lough



16815 Stony Plain Road

**Mayfield Quarters**  
16815 Stony Plain Road  
Edmonton, AB T5P 4B1  
Car Wash



[VIEW BROCHURE](#)

Size: 7,500 SF  
Sale Price: MARKET

#### INDUSTRIAL

7,500 sq.ft.± car wash for sale. Direct exposure to Stony Plain Road. Exposure to over 42,000 vehicles per day (2014 - City of Edmonton, Stony Plain Road West of 167 Street & 170 Street North of Stony Plain Road). Directly across the street from Mayfield Common.

Julie Lam



20504 - 111 Avenue

**Winterburn Industrial East**  
20504 - 111 Avenue  
Edmonton, AB T5S 2G6  
20504



[VIEW BROCHURE](#)

Size: 7,280 SF  
Sale Price: \$2,950,000.00

#### INDUSTRIAL

7,280 sq.ft.± developed as follows: 840 sq.ft.± main floor office area; 840 sq.ft.± second floor office area; 5,600 sq.ft.± warehouse space. Four (4) 14'x16' over doors. 21' clear height. T5 lighting. Radiant heating. Floor drains/sumps throughout. 600 amp, 120/208 volt, 3 phase power (TBV). Built in 2015.

Kevin Mockford  
Gordon Lough



### ▼ SOUTHEAST EDMONTON - LEASE ▼



3261 Parsons Road

**West Two Parsons**  
9861 - 33 Avenue  
Edmonton, AB T6N 1B4  
9861



[VIEW BROCHURE](#)

Size: 1,723 SF  
Lease Rate: \$11.50/SF  
Op. Costs: \$6.23

#### INDUSTRIAL

Rare small bay office/warehouse with fenced yard. Space is comprised of one office (approximately 200 sq.ft.), washroom and the remainder as warehouse. 12' grade loading door. Professional management. Located just off Parsons Road, with easy access to many main routes.

Chad Snow  
Kari Martin



4630 - 91 Avenue

**Capilano Industrial Centre**  
4646 - 91 Avenue  
Edmonton, AB T6B 2L1  
4646



[VIEW BROCHURE](#)

Size: 3,505 SF  
Lease Rate: \$9.50/SF  
Op. Costs: \$5.25

#### INDUSTRIAL

Situated in Edmonton's Lambton Industrial area, the property is in close proximity to the Whitemud and Sherwood Park Freeway, with quick access to Anthony Henday Drive. Double compartment sump, skylight and 21'± ceiling height in warehouse. Fully sprinklered. Double row parking. Large receiving yard.

Chad Snow  
Kari Martin



5713 - 97 Street NW

5719 - 97 Street  
Edmonton, AB T6E 3H9



[VIEW BROCHURE](#)

Size: 5,000 - 27,799 SF  
Lease Rate: From \$5.95/SF  
Op. Costs: \$3.60

#### INDUSTRIAL

Freestanding industrial property on 1.4 acres for lease - 10,000 - 27,799 sq.ft. available. Fully developed showroom and office. Convenient access to major roadways including Whitemud Drive and 99th Street. Heavy power.

Julie Lam



6025 - 83 Street

6018 - 83 Street  
Edmonton, AB T6E5B9



[VIEW BROCHURE](#)

Size: 21,000 SF  
Lease Rate: \$7.50/SF  
Op. Costs: \$3.98

#### INDUSTRIAL

21,000 sq.ft.± southside office/warehouse space available. Dock and grade loading with new loading doors. 2.5 Ton and 3 Ton bridge cranes available. Fenced large marshaling area with multiple access points. Easy access to Whitemud and Calgary Trail.

Ryan Brown  
Chad Griffiths  
Drew Joslin



4104 - 78 Avenue

**Sherwood Business Centre**  
4196 - 78 Avenue  
Edmonton, AB T6B 3M8  
4196



[VIEW BROCHURE](#)

Size: 8,138 - 16,275 SF  
Lease Rate: \$8.50/SF  
Op. Costs: \$5.40

#### INDUSTRIAL

8,138 - 16,275 sq.ft.± warehouse bay. Sprinklered. Heated make up air unit. Grade loading. Newly renovated. New LED linear high bay lighting. Heavy power.

David Sabo  
Ed Stenger

Price Reduced



4860 - 93 Avenue

4860 - 93 Avenue  
Edmonton, AB T6B2P8



[VIEW BROCHURE](#)

Size: 24,762 SF  
Lease Rate: \$9.50/SF  
Op. Costs: \$3.80

### INDUSTRIAL

24,762 sq.ft.± office/warehouse available for lease in Eastgate Business Park. 2,280 sq.ft.± office showroom built out - currently configured with four offices, lunchroom, showroom and washrooms. Dock and grade loading available with one 15'x14' ramped grade overhead door, four 8'x10' dock loading overhead doors, and five 12'x10' dock height side loading doors. 0.85 acres± of storage yard available

Ryan Brown  
Chad Griffiths  
Drew Joslin

Price Reduced



9324 - 49 Street

### Eastgate Business Centre

9358/60 - 49 Street  
Edmonton, AB T6B 2L7  
9358/60



[VIEW BROCHURE](#)

### SUBLEASE

Size: 6,752 SF  
Lease Rate: \$7.00/SF  
Op. Costs: \$5.39

### INDUSTRIAL

6,752 sq.ft.± office/warehouse. Currently demised into reception area, two private offices, boardroom, open work stations, washrooms, lunchroom, and balance is warehouse with two 10'x12' grade loading overhead doors, and sump. Most office furniture to remain providing a turnkey opportunity.

Karen Chayka

Leased



4304 - 76 Avenue

### Weir Industrial

4306 - 76 Avenue  
Edmonton, AB T6B 2H8  
4306

Size: 2,804 SF  
Lease Rate: \$10.00/SF  
Op. Costs: \$5.57

### INDUSTRIAL

2 private offices with additional server room. Additional 778 sq.ft mezzanine with 2 private offices. 3 ton bridge crane. 12' x 14' grade level loading. Close access to 76 Avenue, 34 Street, Sherwood Park Freeway and Anthony Henday Drive.

Kevin Mockford  
David Sabo  
Ed Stenger  
Gordon Lough

Leased



4630 - 91 Avenue

### Capilano Industrial Centre

4638 - 91 Avenue  
Edmonton, AB T6B 2L1  
4638

Size: 3,611 SF  
Lease Rate: \$9.50/SF  
Op. Costs: \$5.25

### INDUSTRIAL

Situated in Edmonton's Lambton Industrial area, the property is in close proximity to the Whitemud and Sherwood Park Freeway, with quick access to AnthonyHenday Drive. Double compartment sump, skylight and 21'± ceiling height in warehouse. Fully sprinklered. Double row parking. Large receiving yard.

Chad Snow  
Kari Martin



4103 - 84 Avenue NW

4103 - 84 Avenue NW  
Edmonton, AB T6B 2Z3



[VIEW BROCHURE](#)

Size: 33,000 SF  
Lease Rate: \$6.95/SF  
Op. Costs: \$3.05



[VIEW 3D TOUR](#)

### INDUSTRIAL

Excellent exposure to Sherwood Park Freeway, with quick access to Anthony Henday Drive. Fenced & secured yard with 24 hr surveillance of entrance gate. 130-foot truck turning radius. Make up air. Office buildout as needed. Warehouse column pattern: 40' x 55'. Fully sprinklered. Up to 4 megawatts of power available on site (to be confirmed).

Conor Clarke



4600 - 99 Street

**Letourneau Centre**  
4600 - 99 Street  
Edmonton, AB T6E 5H5  
Multiple Units



[VIEW BROCHURE](#)

Size: 1,347-16,401 SF  
Lease Rate: MARKET  
Op. Costs: \$11.70

OFFICE INDUSTRIAL RETAIL

Ability to accommodate a wide variety of users with retail, industrial and office space available. size options available from 1,347 to 16,401 sq.ft.±. High parking ratio. Exposure to 99th Street.

Darcie Brown  
Drew Joslin  
David Sabo  
Ryan Brown



4804 - 89 Street

**MCINTYRE CENTRE**  
4904/14/20 - 89 Street  
Edmonton, AB T6E 5K1  
4904/14/20



[VIEW BROCHURE](#)

Size: 4,512 - 22,984 SF  
Lease Rate: \$9.50/SF  
Op. Costs: \$6.56

OFFICE INDUSTRIAL

Options from 4,512 sq.ft. up to 22,984 sq.ft. available. Multiple dock and ramp to grade loading options. Fronts directly on to 91 Street with signage visibility. 12,000 vehicles per day on 91 Street - (2019 City of Edmonton). Space is fully developed and can be modified to provide multiple configurations to suit tenant needs. Convenient access to Whitemud Freeway, Anthony Henday Freeway and Sherwood Park Freeway.

Derek Claffey  
Kari Martin  
Chad Snow



4904C Roper Road NW

**Nerval on Roper Road**  
4946 Roper Road  
Edmonton, AB T6B3T7  
4946



[VIEW BROCHURE](#)

Size: 2,110 SF  
Lease Rate: From \$2,700.00/MO  
Op. Costs: \$8.38

OFFICE INDUSTRIAL

2,110 sq.ft.± office/warehouse. Two storey unit with main floor warehouse (approx 1,055 sq.ft.) and second floor office above (approx 1,055 sq.ft.). Sprinklered building. Unit faces north. Elevator access to second floor. Warehouse has 4 inch floor drain. Warehouse has ceiling height approx. 13.5 feet.

Karen Chayka



5204 - 86 Street NW

5215 - 87 Street  
Edmonton, AB T6E 5J6  
5215



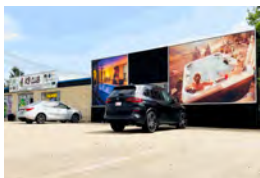
[VIEW BROCHURE](#)

Size: 2,000 SF  
Lease Rate: \$2,600.00/MO  
Modified Gross

INDUSTRIAL

2,000 sq.ft.± bay available. Close to major roadways and public transportation. Large windows. On-site parking. Air conditioned.

David Sabo  
Ed Stenger



5845 - 99 Street

**99 Retail/Warehouse with Yard**  
5845/55 - 99 Street  
Edmonton, AB T6E 3N8  
5845/55



[VIEW BROCHURE](#)

Size: 5,500-6,500 SF  
Lease Rate: MARKET  
Op. Costs: \$5.38

INDUSTRIAL RETAIL

Direct exposure to 99th Street. Professional showroom/warehouse with yard. Access to major roadways such as 99 Street, Whitemud Freeway, Anthony Henday. Prominent building signage.

Julie Lam





8103 - 43 Street

**Freeway Tech**  
8107 - 43 Street  
Edmonton, AB T6B2M3



[VIEW BROCHURE](#)

Size: 3,168 SF  
Lease Rate: \$10.50/SF  
Op. Costs: \$5.50

### INDUSTRIAL

Office/warehouse bay with direct exposure to the Sherwood Park Freeway. Paved and fenced shared storage yard area. Grade loading and sumps. Convenient access to major roadways such as Sherwood Park Freeway, Anthony Henday Drive, Whitemud, 50 Street and 75 Street.

Chad Snow  
Kari Martin



8703 - 50 Street NW

**Poplar Business Centre**  
8705 - 50 Street  
Edmonton, AB T6B 1E7  
8705



[VIEW BROCHURE](#)

Size: 8,168 SF  
Lease Rate: From \$6.00/SF  
Op. Costs: \$7.68

### OFFICE INDUSTRIAL

8,168 sq.ft.± (please see floor plan). Approximately 7,093 sq.ft.± of warehouse and 1,075 sq.ft.± developed office. Economical Lease Rate! Large surface paved parking lot. Poplar Business Centre at 50th Street has a traffic count of 23,700 vehicles per day (2022 City of Edmonton).

Karen Chayka



8704 - 48 Avenue

**Belwood Building**  
8716 - 48 Avenue  
Edmonton, AB T6E 5W3  
#107 & #108



[VIEW BROCHURE](#)

Size: 4,079 - 10,283 SF  
Lease Rate: From \$8.00/SF  
Op. Costs: \$7.82

### INDUSTRIAL

From 4,079 sq.ft.± to 10,283 sq.ft.± available (with additional second floor office available). Dock & grade loading. Located in the McIntyre Industrial neighbourhood, just south of 51st Avenue with access to Whitemud Freeway and Argyll Road via 91st Street & 75th Street. Operating costs include utilities.

Kim Sarnecki



9324 - 49 Street

**Eastgate Business Centre**  
9372/74 49 Street  
Edmonton, AB T6B 2L7  
9372 & 9374



[VIEW BROCHURE](#)

Size: 3,431-6,880 SF  
Lease Rate: \$7.75/SF  
Op. Costs: \$5.39

### OFFICE INDUSTRIAL

6,880 sq.ft.± office/warehouse. Currently demised into reception area, eight private offices, four washrooms, and balance is warehouse with two 10'x12' grade loading overhead doors.

Karen Chayka



9441 - 50 Street

**Eastgate Crossing**  
9441 - 50 Street  
Edmonton, AB T6B 3K7  
Multiple Bays



[VIEW BROCHURE](#)

Size: 2,000-14,000 SF  
Lease Rate: MARKET  
Op. Costs: \$6.50

### INDUSTRIAL RETAIL

Eastgate Crossing is a new high exposure development surrounded by numerous amenities. Attractive modern buildings with 130± parking stalls. Bay sizes starting at 2,000 sq.ft.±, accommodating businesses of all sizes. Professionally managed property. Located near Capilano Mall, a major transit hub. Conveniently located, with quick access to Anthony Henday Drive from 101st Avenue. Turn-key options available.

Daniel Yarmon



9603 - 45 Avenue

### Westminster Business Park

9639/47/45 - 45 Avenue  
Edmonton, AB T6E 5Z8  
9639/47/45



[VIEW BROCHURE](#)

Size: 13,145 SF  
Lease Rate: MARKET  
Op. Costs: \$6.00

#### INDUSTRIAL

13,145 sq.ft.± office/warehouse available. Located in South Edmonton with excellent proximity to Whitemud Drive, Calgary Trail and 99 Street. Owned and managed by Dream Industrial Management Corp. Office is air conditioned.

Chad Griffiths  
Ryan Brown  
Darcie Brown  
Drew Joslin



9760 - 60 Avenue

9760 - 60 Avenue  
Edmonton, AB T6E 0C5



[VIEW BROCHURE](#)

Size: 2,626 SF  
Lease Rate: \$9.00/SF  
Op. Costs: \$4.31

#### INDUSTRIAL

2,626 sq.ft.± bay plus rent free mezzanine of 650 sq.ft.± for a total of 3,276 sq.ft.±. 12' x 14' grade level door. 20' clear ceiling height. Gated yard.

Kim Sarnecki



9835 - 63 Avenue NW

### Argyle Retail

9831 - 63 Avenue  
Edmonton, AB T6E 0G7  
Showcase Flex



[VIEW BROCHURE](#)

Size: 10,538 SF  
Lease Rate: \$10.00/SF  
Op. Costs: \$6.95

#### INDUSTRIAL

10,538 sq.ft.± available. Showcase flex space. Prime frontage to Argyle Road. Quick access to Argyle Road, 99 Street, Gateway Boulevard and Calgary Trail.

Don Robinson



4160 - 97 Street NW

4133/35/37 - 98 Street  
Edmonton, AB T6E 5Y6



[VIEW BROCHURE](#)

Size: 7,195 SF  
Lease Rate: \$10.00/SF  
Op. Costs: \$6.53

#### INDUSTRIAL

Office and warehouse space totalling 7,195 sq.ft. Located on 97th Street in Strathcona Industrial Park, and in proximity to 99th Street, Whitemud Freeway, Calgary Trail and Gateway Boulevard. End unit on 98 Street.

Kim Sarnecki



5805 Gateway Blvd

5817 Gateway Blvd  
Edmonton, AB T6H2H3



[VIEW BROCHURE](#)

Size: Building: 16,800 | Bays for L  
Lease Rate: MARKET  
Op. Costs: \$4.31

#### INDUSTRIAL RETAIL

Building for sale or individual bays for lease. Seven 2,400 sq.ft.± bays: two leased, five vacant. High exposure along Gateway Boulevard with easy access and good marshalling area. Up to 9,600 sq.ft. of vacant space available immediately. Ideal for owner/user looking for additional investment income.

Darcie Brown  
Ryan Brown  
Conor Clarke  
Chad Griffiths  
Drew Joslin



8703 - 50 Street NW

### Poplar Business Centre

8717 - 50 Street  
Edmonton, AB T6B 1E7  
8717



[VIEW BROCHURE](#)

#### SUBLEASE

Size: 8,197 SF  
Lease Rate: \$10.00/SF  
Op. Costs: \$7.68

#### OFFICE INDUSTRIAL

Renovated, fully functional and ready for use offering a turn-key opportunity for a church. Well designed sanctuary with seating for up to 295 (and total capacity for 380). Amenities: built-in stage, drum room, music/storage area, soundboard station, welcome room, prayer/meeting rooms, coffee station, rooms for children of various ages with separate washrooms, and more. Parking available both on and off the site. A more extended-term option for the head lease may be considered.

Hennadiy Menyaylov



8804 - 53 Avenue

### 53rd Avenue Warehouse

8832 - 53 Avenue  
Edmonton, AB T6E5G2  
8832



[VIEW BROCHURE](#)

#### SUBLEASE

Size: 7,339 SF  
Lease Rate: \$8.75/SF  
Op. Costs: \$6.05

#### INDUSTRIAL

7,339 sq.ft.± southside office/warehouse space. Open showroom. Sump. Marshalling area with multiple access points. Easy access to public transit and major roadways.

David Sabo  
Ed Stenger

#### ▼ SOUTHEAST EDMONTON - SALE ▼



9118C - 34A Avenue

9126 - 34A Avenue  
Edmonton, AB T6E 5P4  
9126



[VIEW BROCHURE](#)

Size: 3,391 SF  
Sale Price: \$675,000.00

#### INDUSTRIAL

COURT ORDERED SALE. 3,391 sq.ft.± unit improved with private office area, washroom, front loading warehouse bay and 1,000 sq.ft.± mezzanine. Unit configuration caters to a wide variety of light industrial operations with the ability to accommodate multiple occupants. Sprinklered property with 20' ceiling height. Easy access to Whitemud Drive, QEII Highway and Anthony Henday Drive.

Vince Caputo



5713 - 97 Street NW

5719 - 97 Street  
Edmonton, AB T6E 3H9



[VIEW BROCHURE](#)

Size: 5,000 - 27,799 SF  
Sale Price: MARKET

#### INDUSTRIAL

Freestanding industrial property on 1.4 acres for lease - 10,000 - 27,799 sq.ft. available. Fully developed showroom and office. Convenient access to major roadways including Whitemud Drive and 99th Street. Heavy power.

Julie Lam



6810 - 8 Street NW

### NILEX

6810 - 8 Street  
Edmonton, AB T6P0C5

Size: 33,852 SF  
Sale Price: \$8,900,000.00



[VIEW 3D TOUR](#)

#### INDUSTRIAL

Freestanding office/warehouse building with low site coverage. 18,852 sq.ft. of office plus 15,000 sq.ft. of warehouse. 7 oversized grade loading doors. Large office built out to class A specification. 82 parking stalls. Quick access to Anthony Henday and Whitemud Drive. Outdoor receiving with dock loading. Available Summer 2023.

Chad Griffiths  
Ryan Brown  
Drew Joslin  
Conor Clarke





150 Karl Clark Road

150 Karl Clark Road  
Edmonton, AB T6N 1E2



[VIEW BROCHURE](#)

Size: 51,629 SF  
Sale Price: \$7,495,000.00

### OFFICE INDUSTRIAL

Open concept floor plan with an abundance of windows and natural light. Currently demised into office, warehouse and manufacturing space. Could be suitable for commercial schools, laboratories, manufacturing, storage as well as variety of other uses. Flexible options with current tenant in place, reach out to broker for more information. Flexible purchase terms and vendor financing available. Heavy power, compressed air and significant air makeup infrastructure throughout the building.

Derek Claffey  
David Sabo  
Ryan Brown  
Ed Stenger  
Chad Griffiths



4103 - 84 Avenue NW

4103 - 84 Avenue NW  
Edmonton, AB T6B 2Z3



[VIEW BROCHURE](#)

Size: 168,519 SF

### INDUSTRIAL

Close to Anthony Henday & Sherwood Park Fwy. Interior improvements including mechanical & electrical infrastructure for Cannabis facility. Class A office & lab space throughout south unit. World class facility originally constructed by Canopy Growth (TSE: WEED) with pending IRC / GOOD AGRICULTURAL AND COLLECTION PRACTICE (GACP) certification. Precast concrete construction built by Remington Developments. 24-7 security guard presence on site, perimeter security fence, & electronic gate with key-fob access.

Conor Clarke



6912 Roper Road NW

**Bridgewater Business Park**  
6912/20/36/40  
Edmonton, AB T6B 3H9



[VIEW BROCHURE](#)

Size: 15,780 SF  
Sale Price: \$3,250,000.00

### OFFICE INDUSTRIAL INVESTMENT

Fully Leased Investment Portfolio. Long term tenants in place since 2002. Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. Close proximity to future Davies LRT Station, part of the Valley Line extension. Building signage available over main door entrance. 128 parking stalls on site. Large windows.

Julie Lam



7211 - 8 Street

7211 - 8 Street  
Edmonton, AB T6P 1T9  
Two Freestanding Buildings



[VIEW BROCHURE](#)

Size: 23,500 SF  
Sale Price: \$5,350,000.00

### INDUSTRIAL

Functional office/warehouse property with fully prepared and fenced land on 4.13 acres. Office area offers exceptional quality, modern, bright work areas and staff amenities. Warehouse designed with heavy power, high ceilings, air lines, radiant heating and more.

David Sabo  
Ed Stenger



7251 - 67 Street NW

5, 7251 - 67 Street NW  
Edmonton, AB T6B 3N3  
5



[VIEW BROCHURE](#)

Size: 1,679 SF  
Sale Price: \$365,000.00

### INDUSTRIAL

1,679 sq.ft.±. 12'x10' grade loading door. IM (Medium Industrial Zoning). Sump. Located in Davies Industrial East neighbourhood between 75th and 50th Streets and in proximity to Argyll Road, Sherwood Park Freeway and Whitemud Drive.

Kim Sarnecki



8710 - 15 Street

150, 8710 - 15 Street  
Sherwood Park, AB T5Y 2X9  
150



[VIEW BROCHURE](#)

Size: 4,602 SF  
Sale Price: \$905,000.00



[VIEW 3D TOUR](#)

### OFFICE INDUSTRIAL

Extensive Buildout: Recently developed unit optimal for a variety of industrial users seeking functional office/admin space with warehouse component. Zoning: Medium Industrial zoning. Fully sprinklered unit. Immediate possession. Location: Easy access to Sherwood Park Freeway, Whitemud Drive, Anthony Henday and QEII Highway

Vince Caputo



4160 - 97 Street NW

4133/35/37 - 98 Street  
Edmonton, AB T6E 5Y6



[VIEW BROCHURE](#)

Size: 7,195 SF  
Sale Price: \$1,150,000.00

### INDUSTRIAL

Office and warehouse space totalling 7,195 sq.ft. Located on 97th Street in Strathcona Industrial Park, and in proximity to 99th Street, Whitemud Freeway, Calgary Trail and Gateway Boulevard. End unit on 98 Street.

Kim Sarnecki



5805 Gateway Blvd

5817 Gateway Blvd  
Edmonton, AB T6H2H3



[VIEW BROCHURE](#)

Size: Building: 16,800 | Bays for L  
Sale Price: \$2,850,000.00

### INDUSTRIAL RETAIL

Building for sale or individual bays for lease. Seven 2,400 sq.ft.± bays: two leased, five vacant. High exposure along Gateway Boulevard with easy access and good marshalling area. Up to 9,600 sq.ft. of vacant space available immediately. Ideal for owner/user looking for additional investment income.

Darcie Brown  
Ryan Brown  
Conor Clarke  
Chad Griffiths  
Drew Joslin

### ▼ NORTHEAST/CENTRAL EDMONTON - LEASE ▼



10557 - 108 Street NW

**MacEwan University Office/Warehouse**  
10557 - 108 Street  
Edmonton, AB T5H 2Z8



[VIEW BROCHURE](#)

Size: 9,424 SF  
Lease Rate: \$10.00/SF  
Op. Costs: \$6.49

### INDUSTRIAL

9,424 sq.ft.± downtown office/warehouse space. Freestanding building with fenced parking/yard. Flexible space/ideal for a variety of retail, office and/or industrial uses. Central location with great access to the Ice District, Brewery District, MacEwan University and Oliver Square. 3 grade overhead doors with dock levellers.

Ryan Brown  
Chad Griffiths  
Drew Joslin



8544 - 126 Avenue

**Delton Industrial Centre**  
8546 - 126 Avenue  
Edmonton, AB T5B1G9  
8546



[VIEW BROCHURE](#)

Size: 10,434 SF  
Lease Rate: \$6.00/SF  
Op. Costs: \$4.75

### INDUSTRIAL

Distribution space at competitive rates in north Edmonton. Multiple loading doors (dock & grade). Ability for secure fenced yard in the back building.

Chad Snow  
Kari Martin



6110 Yellowhead Trail

**6110 Yellowhead Trail**  
Edmonton, AB T5W4P5



[VIEW BROCHURE](#)

Size: 9,800 SF  
Lease Rate: \$8.00/SF  
Op. Costs: \$4.00

### INDUSTRIAL

Warehouse features: 11 crossdock doors with levellers per side; 2 oversized with platform access on end. Clean and bright office. High exposure to 53,200 vehicles per day on Yellowhead trail west of 61 Street (2022 City of Edmonton). Access on 125 Avenue to remain throughout Yellowhead transition to freeway.

Don Robinson



8544 - 126 Avenue

**Delton Industrial Centre**  
8556 - 126 Avenue  
Edmonton, AB T5B1G9  
8556



[VIEW BROCHURE](#)

Size: 3,657 SF  
Lease Rate: \$7.50/SF  
Op. Costs: \$5.50

### INDUSTRIAL

Distribution space at competitive rates in north Edmonton. Four dock loading doors. Ability for secure fenced yard in the back building.

Chad Snow  
Kari Martin



20 Circle Drive

**Campbell Business Park Condo**  
30, 20 Circle Drive  
St. Albert, AB  
30



[VIEW BROCHURE](#)

Size: 2,865 SF  
Sale Price: \$779,000.00



[VIEW 3D TOUR](#)

### OFFICE INDUSTRIAL

2,865 sq.ft.± office/warehouse unit with high quality, modern finishings throughout available for sale in the highly coveted Campbell Business Park. Unit consists of rare high office to warehouse ratio with 1,917 sq.ft.± of meticulously built office space over two floors and 543 sq.ft.± of functional warehouse area, suitable for a wide range of potential users.

Michael Parsons



20 Circle Drive

**Campbell Business Park Condo**  
60, 20 Circle Drive  
St. Albert, AB  
60



[VIEW BROCHURE](#)

Size: 5,316 SF  
Sale Price: \$1,099,000.00

### OFFICE INDUSTRIAL

Opportunity to purchase 5,316 sq.ft.± office/warehouse space located in the Campbell Business Park. Main floor consists of 2,246 sq.ft.± reception, offices, boardroom and 1,639 sq.ft.± of warehouse storage. Second floor built out with 1,431 sq.ft.± of offices, kitchenette and open bullpen area. Three 12' x14' grade loading doors.

Derek Claffey

### ▼ SHERWOOD PARK/STRATHCONA COUNTY - LEASE ▼



208 Sioux Road

**The Broadmoor Building**  
226 Sioux Road  
Sherwood Park, AB T8A 3X5  
226

Size: 10,737 SF  
Lease Rate: \$10.50/SF  
Op. Costs: \$5.00

### INDUSTRIAL

The Broadmoor Building is situated in the Broadmoor Centre neighbourhood of Sherwood Park, centrally located between both commercial and residential areas. Currently comprised of multiple offices, reception, and lunchroom with the remainder as warehouse. Both dock and grade loading. Easy access to a series of connected highways, allowing efficient transportation throughout the area. Professionally managed property.

Chad Snow  
Kari Martin





180 Portage Close

**180 Portage Close**  
180 Portage Close  
Sherwood Park, AB T8H 2R6



[VIEW BROCHURE](#)

Size: 3,600 SF  
Lease Rate: \$14.00/SF  
Op. Costs: \$4.50

### OFFICE INDUSTRIAL

3,600 sq.ft. fully finished air conditioned space. Currently demised into reception, lunchroom, 5 offices, 3 shop areas and 600 sq.ft.± warehouse portion with dual sumps and 12'x14' overhead door. 400 amp, 480 volt and 3 phase power

Don Robinson



2115 - 91 Avenue

2115 - 91 Avenue  
Sherwood Park, AB T6P 1L1



[VIEW BROCHURE](#)

Size: 16,758 SF  
Lease Rate: \$8.00/SF  
Op. Costs: \$3.50

### INDUSTRIAL

Partially tenanted until May 31 2024 (negotiable). Sump drains. Fenced and asphalt yard. IM zoned concrete block. Grade loading.

Don Robinson



8705 - 24 Street

**Office/Warehouse**  
8705 - 24 Street  
Sherwood Park, AB T6P 1L2



[VIEW BROCHURE](#)

Size: 132,621 SF  
Lease Rate: \$4.95/SF  
Op. Costs: \$2.40

### INDUSTRIAL

132,621 sq.ft.± industrial warehouse/office. 10.10 acre site with 5 acres of fenced secure yard. Grade & dock loading. 2,000 amp electrical service. 100 energized parking stalls±. Lower tax rate within the Strathcona County Property tax base. New overhead doors, new roof, key fobs with timed entry, cameras, computer controlled climate system.

Ryan Brown  
Chad Griffiths  
Drew Joslin

### ▼ SHERWOOD PARK/STRATHCONA COUNTY - SALE ▼



13630 - 159 Street

**OTRX Building**  
13630 - 159 Street  
Edmonton, AB T5V 1N8



[VIEW BROCHURE](#)

Size: 24,000 SF  
Sale Price: \$5,995,000.00

### INDUSTRIAL

24,000 sq.ft.± office/warehouse on 2.84 acres available for sale. Currently demised in 3 potential tenancies. Great showroom opportunity with 5 grade loading sunshine doors in the front of the building. Brand new high quality construction, efficient building with R60 exterior walls, radiant heat and LED lighting. 1 acre of storage yard directly to the South of the building. 79' clearspan in unit one with full make up air in place.

Ryan Brown  
Chad Griffiths  
Drew Joslin



120 Portage Close

**VENTURES NORTH BUILDING**  
120 Portage Close  
Sherwood Park, AB T8H 2W2



[VIEW BROCHURE](#)

Size: 27,489 SF  
Sale Price: \$4,950,000.00

### INDUSTRIAL

27,489 sq.ft.± office/warehouse multi-tenant building available for sale. Owner/user or Investment opportunity. 1.51 acre± site with fully paved yard and parking. 28' clear ceilings with 20' x 20' grade loading doors. Up to 18,705 sq.ft.± currently vacant. Close proximity to Broadmoor Blvd, Baseline Road, and Yellowhead Trail.

Ryan Brown  
Chad Griffiths  
Drew Joslin  
Conor Clarke

Price Reduced



280 Portage Close

**Altland Condos**  
530, 280 Portage Close  
Sherwood Park, AB T8H 2R6  
530



[VIEW BROCHURE](#)

Size: 3,175 SF  
Sale Price: \$860,000.00

### INDUSTRIAL

3,175 sq.ft.± office/warehouse. Storage yard space available for lease. Grade level loading door 12'x14'. 2 stage sump. Minimum 20' clear ceiling height/30' at the peak.

David Sabo  
Ed Stenger  
Kevin Mockford  
Gordon Lough



2115 - 91 Avenue

2115 - 91 Avenue  
Sherwood Park, AB T6P 1L1



[VIEW BROCHURE](#)

Size: 16,758 SF  
Sale Price: \$2,195,000.00

### INDUSTRIAL

Partially tenanted until May 31 2024 (negotiable). Sump drains. Fenced and asphalt yard. IM zoned concrete block. Grade loading.

Don Robinson



8705 - 24 Street

**Office/Warehouse**  
8705 - 24 Street  
Sherwood Park, AB T6P 1L2



[VIEW BROCHURE](#)

Size: 132,621 SF

### INDUSTRIAL

132,621 sq.ft.± industrial warehouse/office. 10.10 acre site with 5 acres of fenced secure yard. Grade & dock loading. 2,000 amp electrical service. 100 energized parking stalls±. Lower tax rate within the Strathcona County Property tax base. New overhead doors, new roof, key fobs with timed entry, cameras, computer controlled climate system.

Ryan Brown  
Chad Griffiths  
Drew Joslin

### ▼ ACHESON/PARKLAND - LEASE ▼



25901 - 114 Avenue

**Transwest Place - Building 2**  
100/112, 25901 - 114 Avenue  
Acheson, AB T7X 5A4  
100/112



[VIEW BROCHURE](#)

Size: 14,123 SF  
Lease Rate: MARKET  
Op. Costs: \$4.75

### INDUSTRIAL

14,123 sq.ft.± office/warehouse including mezzanine. Strategically located immediately off Highway 60 between Highway 16 (Yellowhead Trail) and Highway 16A. Owned and managed by Dream Industrial Management Corp.

Chad Griffiths  
Ryan Brown  
Drew Joslin

### ▼ ACHESON/PARKLAND - SALE ▼



53324 Range Road 55

**Parkland County Development Land**  
53324 Range Road 55  
Parkland County, AB T0E 2B0



[VIEW BROCHURE](#)

Size: 22,012 SF  
Sale Price: \$755,000.00

### INDUSTRIAL LAND

Serviced land parcel with partially developed production facility. Property currently demised as follows: 22,012 sq.ft.± steel frame building on 2.73 acres± with services intended for a cannabis cultivation or food production upon completion. Excess land of 76.27 acres±.

Derek Claffey  
Ryan Brown  
Chad Griffiths  
Drew Joslin

Price Reduced

#### ▼ LEDUC/NISKU/LEDUC COUNTY - LEASE ▼



3601/04 - 82 Avenue

**Block 82 Industrial Park**  
Building A, 3601/04 - 82 Avenue  
Leduc, AB T9E 0K2  
Building A



Size: 3,600-93,193 SF  
Lease Rate: \$10.50/SF  
Op. Costs: \$2.50



#### OFFICE INDUSTRIAL

UNDER NEW OWNERSHIP. Construction - Tilt Up Concrete. Excellent curb appeal and campus style office amenities. Ability to customize interior-build out to suit operator needs. New ownership with plans in place to complete \$3M+ in site work. Strategically located fronting Airport Road, the two properties are situated just east of the QEII providing direct global freight and passenger reach via the Edmonton International Airport (€œEIA€), highway systems and rail infrastructure.

Ryan Brown  
David Sabo  
Ed Stenger  
Chad Griffiths  
Drew Joslin



3601/04 - 82 Avenue

**Block 82 Industrial Park**  
Building C, 3601/04 - 82 Avenue  
Leduc, AB T9E 0K2  
Building C



Size: 5,500 - 123,318 SF  
Lease Rate: \$10.50/SF  
Op. Costs: \$2.50



#### OFFICE INDUSTRIAL

UNDER NEW OWNERSHIP. Construction - Tilt Up Concrete. Excellent curb appeal and campus style office amenities. Ability to customize interior-build out to suit operator needs. New ownership with plans in place to complete \$3M+ in site work. Strategically located fronting Airport Road, the two properties are situated just east of the QEII providing direct global freight and passenger reach via the Edmonton International Airport (€œEIA€), highway systems and rail infrastructure.

Ryan Brown  
David Sabo  
Ed Stenger  
Chad Griffiths  
Drew Joslin



5108 - 47 Street

**Michan Plaza**  
5108 - 47 Street  
Leduc, AB T9E 6Y9



Size: 2,203 SF  
Lease Rate: \$13.50/SF  
Op. Costs: \$2.70

#### INDUSTRIAL

2,208 sq.ft.± built out utilized as a gym. Currently built out as a front reception. 3 open workout stations. 2 washrooms and 2 storage rooms. Central Leduc location provides walking distance to many restaurants, cafes and other retail amenities. Located in the Central Business District with easy access to 50th Street and 50th Ave. Street parking. Signage opportunities available.

Drew Joslin  
Darcie Brown  
Ryan Brown  
Chad Griffiths



6510 - 45 Street

6510 - 45 Street  
Leduc, AB T9E 7C9



Size: 15,000-50,000 SF  
Lease Rate: MARKET

#### INDUSTRIAL

Proposed free standing building with up to 7.54 acres± of graveled and fenced yard. CP Rail Spur on site. Ability to accommodate Tenants desired building size. Convenient access to QE2 via forthcoming 65 Avenue interchange project.

Conor Clarke  
Ryan Brown  
Chad Griffiths  
Drew Joslin



1202 - 8 Street

1202 - 8 Street  
Nisku, AB T9E 7M3  
Bay 9



Size: 2,240 SF  
Lease Rate: \$6.50/SF  
Op. Costs: \$2.22

#### INDUSTRIAL

2,240 sq.ft.± available for lease. Double row parking on site. Large marshalling area behind building with some yard storage permitted. IND Industrial Zoning. Easy access to Airport Road, Highway 2, and Highway 625.

Ryan Brown  
Drew Joslin  
Chad Griffiths



### ▼ LEDUC/NISKU/LEDUC COUNTY - SALE ▼



3075 - 4 Street

#### **Blackmud Landing Site**

3075 - 4 Street  
Nisku, AB T9E 8L1



[VIEW BROCHURE](#)

Size: 7,440 SF  
Sale Price: \$6,999,000.00

#### INDUSTRIAL

Rare opportunity to purchase a high visibility 19.27 acre± industrial site in Nisku. Two industrial buildings currently on site totaling 7,440 sq.ft.±. Main building: 5,240 sq.ft.± includes 4,000 sq.ft.± shop and 1,240 sq.ft.± office area. Ancillary building: 2,200 sq.ft.± includes 2,000 sq.ft.± shop and 200 sq.ft.± office area.

Michael Parsons

### ▼ OUT OF TOWN - LEASE ▼



25791 - 114 Avenue

#### **Transwest Place - Building 1**

25791 - 114 Avenue  
Acheson, AB T7X 5A4  
116/120



[VIEW BROCHURE](#)

Size: 1,979-7,990 SF  
Lease Rate: MARKET  
Op. Costs: \$4.75

#### OFFICE INDUSTRIAL

7,990 sq.ft.± office/warehouse with second floor office. 1,979 sq.ft. second floor office can be leased separately. Strategically located immediately off Highway 60 between Highway 16 (Yellowhead Trail) and Highway 16A. Owned and managed by Dream Industrial Management Corp.

Chad Griffiths  
Ryan Brown  
Drew Joslin



5610 - 48 Avenue

#### **Exposure Highway Retail**

5616/18 - 48 Avenue  
Camrose, AB T4V 0K1  
5616 & 5618



[VIEW BROCHURE](#)

Size: 2,020 - 3,246 SF  
Lease Rate: \$12.00/SF  
Op. Costs: \$8.00



[VIEW VR TOUR](#)

#### INDUSTRIAL RETAIL

Up to 3,246 sq.ft.± of retail warehouse showroom. Demising options available. Fronting the main highway (Highway 13) in the heart of Camrose. High exposure opportunity. Close to many amenities. Ample parking.

Chad Snow  
Kari Martin



1980 - 35 Avenue E

1980 - 35 Avenue E  
Edmonton International Airport, AB  
1980/1992



[VIEW BROCHURE](#)

Size: 4,160-8,320 SF  
Lease Rate: \$15.00/SF  
Op. Costs: \$4.00

#### INDUSTRIAL

Two 4,160 sq.ft. bays (8,320 sq.ft. congruent) with yard storage available. 30' clear ceiling height (perfect for racking and interior storage). New concrete tilt-up construction. Mezzanine ready. Each bay has: Oversized (16' high x 18' wide) grade loading door; Dual stage sump; Handicap accessible washroom.

Don Robinson



280 TaigaNova Crescent

280 TaigaNova Crescent  
Fort McMurray, AB T9K 0T4



[VIEW BROCHURE](#)

Size: 3,225 - 9,675 SF  
Lease Rate: MARKET  
Op. Costs: \$6.50

#### INDUSTRIAL

A unique opportunity to lease well improved north Fort McMurray office/warehouse bays. Flexible space configurations with contiguous bay space from 3,225 sq.ft.± - 9,675 sq.ft.±. One grade door per 3,225 sq.ft.± bay. Convenient proximity to Highway 63 and populated residential neighbourhoods. Immediate availabilities.

Conor Clarke  
Ryan Brown  
Chad Griffiths  
Drew Joslin



8306 - 113 Street

### Bessemer Building

8306 - 113 Street  
Fort Saskatchewan, AB T8L 3T8  
Bay 1&2



Size: 5,757 - 9,480 SF  
Lease Rate: \$8.00/SF  
Op. Costs: \$6.25



#### OFFICE INDUSTRIAL

Office/warehouse space in the Eastgate Business Park of Fort Saskatchewan. Options from 5,757 sq.ft.± up to 9,480 sq.ft.±. Attractive and well-maintained property with well-designed tenant spaces that include parking facilities and yard space.

Chad Snow  
Kari Martin



8906 - 114 Street

### Fort Sask Storage/Yard

8906 - 114 Street  
Fort Saskatchewan, AB - Alberta T8



Size: 15,000 SF  
Lease Rate: \$2,500.00/MO  
Modified Gross

#### INDUSTRIAL LAND

Located just off Veterans Way (Hwy 15). 1,200 sq.ft.± cold storage warehouse with office. Option to convert the warehouse area to insulated/heated storage. 8' clear ceiling height. Two 8'x8' grade loading doors. Approximately 15,000 sq.ft.± of graveled yard space.

Derek Claffey



25 Wheatland Crescent

### Provost Warehouse

25 Wheatland Crescent  
Provost, AB T0B 3S0



Size: 12,000 SF  
Lease Rate: MARKET  
Op. Costs: \$1.50



#### INDUSTRIAL

Opportunity to Lease freestanding office/warehouse building totaling 12,000 sq.ft.± on 0.75 acres±. Main floor consists of 10,500 sq.ft.± warehouse space and 1,500 sq.ft.± of functional air-conditioned office space.

Derek Claffey  
Michael Parsons

#### ▼ OUT OF TOWN - SALE ▼



9218 Highway 16X

9218 Highway 16X  
Wildwood, AB T0E2M0



Size: 4,608 SF  
Sale Price: \$210,000.00

#### INDUSTRIAL

4,608 sq.ft.± stand alone industrial building. Located on 4.7 acres. Drive through building. Floor drains. Quick convenient access to Highway 16.

Kevin Mockford  
Gordon Lough



400 MacKenzie Boulevard

### Industrial Condos

400 MacKenzie Boulevard  
Fort McMurray, AB T9H 4C4  
210/211



Size: 3,528 SF  
Sale Price: \$970,000.00

#### INDUSTRIAL

210: 1,743 sq.ft.± professionally developed and air conditioned main floor and mezzanine office area with washroom on each level with approximately 1,088 sq.ft.± warehouse area. 211: 1,785 sq.ft.± undeveloped warehouse. 6" concrete floors. Floor drains with sump. Radiant tube heaters in the warehouse. 22'± clear height. (2) 14'x16' overhead doors. Fibre optics.

Kevin Mockford  
Gordon Lough

Price Reduced



1415 Highway 582

4, 1415 Highway 582  
Mountain View County, AB T0M 0W



[VIEW BROCHURE](#)

Size: 54,791 SF  
Sale Price: \$3,990,000.00

### INDUSTRIAL

Facility can ideally accommodate a variety of agricultural operations or repurposed for light industrial purposes. Infrastructure completed in 2019 offering future owners lower facility maintenance costs with modern construction features. Potential for additional development/expansion.

Vince Caputo

Sold



2015 - 21 Avenue

2015/21 - 21 Avenue  
Delburne, AB T0M 0V0

Size: 18,296 SF  
Sale Price: \$699,000.00

### INDUSTRIAL

Court ordered sale. Two Industrial buildings (18,296 sq.ft.±) on 2.33 acre± plus an additional separately titled 0.51 acre surplus land component which accommodate a wide variety of industrial applications with yard storage requirements

Vince Caputo

Sold



133 MacKenzie Street

**Birchwood Autobody Facility**  
133 MacKenzie Street  
Fort McMurray, AB T9H 4K9

Size: 8,648 SF  
Sale Price: \$1,645,000.00

### INDUSTRIAL

RECEIVERSHIP SALE. Freestanding warehouse/office building totaling 8,648 sq.ft.± on 0.5 acre± in Mackenzie Industrial Park.

Michael Parsons  
Vince Caputo

Sold



210 - 2 Avenue

210 - 2 Avenue  
Fox Creek, AB T0H 1P0

Size: 12,480 SF  
Sale Price: \$1,499,000.00

### INDUSTRIAL

2,016 sq.ft.± office area includes 3± offices, washrooms, staff area, reception and parts room plus built out mezzanine with residential suites. Main Shop: 6,768 sq.ft.± shop area with four drive thru bays with 20+' ceiling height. Rental Shop: 3,696 sq.ft.± divided into four bays to allow for additional lease revenue or contiguous expansion with main shop area.

Vince Caputo

Sold



5700 - 57 Avenue

5700 - 57 Avenue  
High Prairie, AB T0G 1E0

Size: 48,940 SF  
Sale Price: \$3,995,000.00

### INDUSTRIAL

48,940 sq.ft.± on 12.01 acres. Class 6 facility effectively designed for heavy duty trucking/equipment servicing and versatile to accommodate a wide variety of ancillary industrial applications.

Vince Caputo





4020 - 3 Street East

4020 - 3 Street East  
Claresholm, AB T0L 0T0



[VIEW BROCHURE](#)

Size: 12,136 SF  
Sale Price: \$910,000.00

### INDUSTRIAL

12,136 sq.ft.± Industrial property situated on 0.96 acres±. 18' to 30' height in the warehouse. 600 amp/240 Volt/3 phase electrical service (to be verified). (1) 3 ton and (1) 5 ton crane. Quick access to Highway 2. Additional 1 acre± lot near this property may also be available for purchase (\$105,000.00). Zoning allows for a wide variety of industrial uses.

Kevin Mockford  
Gordon Lough



11402 - 89 Avenue and 8906 114 Stre

11402 - 89 Avenue and 8906 114 Street  
Fort Saskatchewan, AB T8L 2P1



[VIEW BROCHURE](#)

Size: 22,651.5 SF  
Sale Price: \$5,600,000.00

### INDUSTRIAL INVESTMENT

The subject property is comprised of 2 separately titled parcels totaling 3.95 acres with 22,651.50 square feet of leasable building area. Located off a busy Highway 15, this property has easy access to all major transportation routes that service Western Canada as well as global markets. There is also an opportunity for increased income through leasing the vacant land or the potential development of a new building.

Derek Claffey



104 - 1 Avenue

104 - 1 Avenue  
Fox Creek, AB T0H 1P0



[VIEW BROCHURE](#)

Size: 5,000 SF  
Sale Price: \$500,000.00

### INDUSTRIAL

5,000 sq.ft. industrial building available on 1 Acre. 120 ft of frontage onto 1st Avenue and Easy access to Highway 43. Currently occupied with MTM Tenant in place. Only 11.5% site coverage ratio allowing future expansion or redevelopment.

Ryan Brown  
Chad Griffiths  
Drew Joslin  
Conor Clarke



56322 Range Road 25

**Former Atlas Growers and Atlas Biotech**  
56322 Range Road 25  
Lac Ste. Anne County, AB T0E 0A0



[VIEW BROCHURE](#)

Size: 37,320 SF  
Sale Price: \$2,450,000.00

### INDUSTRIAL

Court Ordered Sale opportunity for the Former Atlas Growers Ltd. and Atlas Biotechnologies Inc. Building situated at 56322 Range Road 25, Lac St. Anne County, AB. This offering provides a chance to secure a total of approximately 37,320 sq. ft. on 146.83 acres.

Conor Clarke  
Ryan Brown  
Chad Griffiths  
Drew Joslin



4904/08/12 - 63 Avenue

**Ponoka Industrial Land**  
4904/08/12 - 63 Avenue  
Ponoka, AB T4J 1E1



[VIEW BROCHURE](#)

Size: 1.2 - 8.36 ACRE  
Sale Price: \$162,000.00& UP

### INDUSTRIAL LAND

Situated in the Northeast corner of Ponoka with easy access to Highway 2A and QEII. Great central location only 45 minutes from Leduc and Red Deer. Potential for rail spur access. Low property taxes compared to larger centres. Zoned M2 - Heavy Industrial. Option to buy 1.2 acres to 8.36 acres± with flexible purchase terms. Vendor financing available OAC.

Derek Claffey  
Drew Joslin