

▼ NORTHWEST EDMONTON - LEASE ▼



13803 - 156 Street

Pinnacle Park
13863 - 156 Street
Edmonton, AB T6V 1J1



[VIEW BROCHURE](#)

Size: 3,450 SF
Lease Rate: MARKET
Op. Costs: \$5.90

INDUSTRIAL

3,450 sq.ft.± grade loading bay available for lease. 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.

Chad Griffiths
Ryan Brown
Drew Joslin
Kevin Mockford
Gordie Lough



20432C - 107 Avenue NW

20442/20444 - 107 Avenue
Edmonton, AB T5S 1X1
20442/20444



[VIEW BROCHURE](#)

Size: 2,888 SF
Lease Rate: \$11.00/SF
Op. Costs: \$5.36

INDUSTRIAL

Opportunity to lease 2,888 sq.ft. double bay warehouse in Winterburn Industrial Park. Current buildout includes a small office/reception area with majority warehouse and small mezzanine for additional storage. Two 12' x 14' grade loading doors. Growing residential populations and increased amenities to the North and South of the Winterburn area. Easy access from the Anthony Henday, Yellowhead and Hwy 16A.

Derek Claffey
Mat Hehr



18035 - 107 Avenue NW

West End Corner Office Unit
18043 - 107 Avenue
Edmonton, AB T5S 1K3
18043



[VIEW BROCHURE](#)

Size: 1,500 SF
Lease Rate: \$9.00/SF
Op. Costs: \$9.18

OFFICE INDUSTRIAL

1,500 sq.ft.± industrial bay with small office available immediately. Recently renovated interior with modern finishings throughout, consisting of large reception area, private office, bathroom, and open warehouse area. Bonus additional mezzanine consisting of small kitchen area, open work area, and two private offices.

Julie Lam
Michael Parsons



13803 - 156 Street

Pinnacle Park
14037 - 156 Street
Edmonton, AB T6V 1J1
14037

Size: 12,694 SF
Lease Rate: MARKET
Op. Costs: \$5.90

INDUSTRIAL

Currently built out as 3 offices, showroom and kitchenette. Grade and dock loading. Warehouse dimensions are ~134' x 80'. 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.

Drew Joslin
Chad Griffiths
Ryan Brown
Kevin Mockford
Gordie Lough



16931 - 111 Avenue

Corner 170
16931/16933 - 111 Avenue
Edmonton, AB T5M 2S4

Size: 1,600 SF
Lease Rate: \$14.00/SF
Op. Costs: \$7.41

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.

Chad Snow
Kari Martin



10303 - 174 Street

Bellamy

10304 - 174 Street
Edmonton, AB T5S 1H1
10304



[VIEW BROCHURE](#)

Size: 1,037 SF
Lease Rate: \$1,800.00/MO
Gross

INDUSTRIAL

Close proximity to 170 Street and Mayfield Road. Small warehouse space with grade loading. Office space across the street is available for lease, the space is renovated and has plenty of natural light.

David Sabo
Ed Stenger



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

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
Gordie Lough



10731 - 180 Street NW

10743/47 - 180 Street
Edmonton, AB T5S 1G6



[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 T5S 1G6



[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
Gordie 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
Gordie Lough



10783 - 180 Street

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



[VIEW BROCHURE](#)

Size: 4,138-8,065 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. 12'x 16' grade or dock loading overhead door. 100 amp power per suite (To be verified). Double row surface parking. Well maintained and managed property.

Daniel Amero
Kevin Mockford



11420 - 170 Street NW

Banks on 170
11420A - 170 STREET NW
Edmonton, AB T5S 1L7
INDUSTRIAL SHOWROOM OFFICE



[VIEW BROCHURE](#)

Size: 27,000 SF
Lease Rate: From \$8.00/SF
Op. Costs: \$5.06

INDUSTRIAL

27,000 sq.ft.± high profile industrial unit with large showroom available immediately for Lease. Exceptional exposure to 170th Street traffic (33,288 vehicles per day) with vast signage opportunity and visibility. Unit contains highly functional layout suitable for a wide range of users. 5,900 sq.ft.± open showroom/flex area. 21,100 sq.ft.± warehouse area with five (5) dock loading doors, and potential for ramping to grade and/or separate grade loading door on South Side of unit.

Michael Parsons
Ryan Brown
Drew Joslin
Chad Griffiths



11605 - 145 Street

11621 - 145 Street
Edmonton, AB T5M 1V9
11621 and 11641



[VIEW BROCHURE](#)

Size: 3,318 and 2,995 SF
Lease Rate: \$11.00/SF
Op. Costs: \$6.69

INDUSTRIAL

Opportunity to lease office/warehouse in well-established industrial park and nearby residential. Both units include nicely developed offices and are demised as follows: 11621- 3,318 sq.ft.± with 5 offices, boardroom, kitchenette and grade loading warehouse; 11641 - 2,995 sq.ft. ± with 2 large offices, boardroom, open bullpen/showroom, kitchenette and grade loading warehouse. Telus Fibre internet. Located just off 142 Street and 118 Avenue, with easy access to Yellowhead Trail and a large residential population.

Derek Claffey
Mat Hehr



11810 - 160 Street

Hilti Building
11838 - 160 Street
Edmonton, AB T5V 1C9
11838



[VIEW BROCHURE](#)

Size: 2,132 SF
Lease Rate: \$9.00/SF
Op. Costs: \$7.24

INDUSTRIAL

2,132 sq.ft.± office/warehouse, plus undeveloped mezzanine area. Currently demised into 3 to 4 offices, reception, 1 washroom and balance is warehouse. Close proximity to Yellowhead Trail, 156 Street and 170 Street.

Karen Chayka



12855C - 141 Street

Bonaventure Industrial Condos
12855/57 - 141 Street
Edmonton, AB T5L 4N1
12855/57



[VIEW BROCHURE](#)

Size: 6,830 SF
Lease Rate: \$11.00/SF
Op. Costs: \$4.95



[VIEW 3D TOUR](#)

INDUSTRIAL

6,830 sq.ft.± Industrial bay with grade loading. Currently built out as five offices, showroom, kitchenette and warehouse. Excellent location with close proximity to St. Albert Trail, Yellowhead Highway, and Anthony Henday.

Chad Griffiths
Ryan Brown
Drew Joslin



12912 St. Albert Trail

Overland Place
14111 - 130 Avenue
Edmonton, AB T5L 4H6



[VIEW BROCHURE](#)

Size: 9,739 SF
Lease Rate: MARKET
Op. Costs: \$6.15

INDUSTRIAL

Retail/warehouse available in a building with exposure and access tot. Albert Trail. Currently comprised of open showroom or office area with remainder as warehouse. Both dock and grade loading. Economical lease opportunity with low additional rent. Double row of parking.

Daniel Yarmon
Chad Snow
Kari Martin



13803 - 156 Street

Pinnacle Park
14045 - 156 Street
Edmonton, AB T6V 1J1
14045



[VIEW BROCHURE](#)

Size: 6,400 SF
Lease Rate: MARKET
Op. Costs: \$5.90

INDUSTRIAL

6,400 sq.ft. of office/warehouse. Grade and dock loading. 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. Warehouse dimensions are ~143' x 39'.

Drew Joslin
Chad Griffiths
Ryan Brown
Kevin Mockford
Gordie Lough



13803 - 156 Street

Pinnacle Park
13803 - 156 Street
Edmonton, AB T6V 1J1



[VIEW BROCHURE](#)

Size: 3,819-71,000 SF
Lease Rate: MARKET
Op. Costs: \$5.90

INDUSTRIAL

New Pinnacle development in Mistatim development 5 total buildings being pre-leased in the Northwest Corridor of Edmonton. Building set to be available Summer 2025. Located just off 137 Avenue and 156 Street with quick access to St. Albert Trail, Yellowhead Trail, and Anthony Henday Drive. 1 x dock with leveler; 1 x grade door per bay. Sizes starting at 3,819 sq.ft.±.

Drew Joslin
Chad Griffiths
Ryan Brown
Kevin Mockford
Gordie Lough



13803 - 156 Street

Pinnacle Park
13939 - 156 Street
Edmonton, AB T6V 1J1



[VIEW BROCHURE](#)

Size: 3,300 SF
Lease Rate: MARKET
Op. Costs: \$5.90

INDUSTRIAL

3,300 sq.ft.± grade loading bay available. 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.

Drew Joslin
Kevin Mockford
Gordie Lough
Ryan Brown
Chad Griffiths



14203 - 128A Avenue

Bonaventure Industrial
14203 - 128A Avenue
Edmonton, AB T5L 4P5
14203



[VIEW BROCHURE](#)

Size: 6,000 SF
Lease Rate: \$10.00/SF
Op. Costs: \$4.32

INDUSTRIAL

6,000 sq.ft.± improved with 4 offices, showroom/reception area and warehouse. Two dock level 12' x 14' overhead doors. Potential for ramp-to-grade. 70' x 85' bay±. Deep marshalling area. Convenient access to St. Albert Trail, Yellowhead Trail, 149 Street, 156 Street and Anthony Henday Drive.

Kevin Mockford
Gordie Lough



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: \$3.96

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



14815 Yellowhead Trail NW

Yellowhead Centre
14817 Yellowhead Trail NW
Edmonton, AB T5L 3C4
14817



[VIEW BROCHURE](#)

Size: 1,420-7,300 SF
Lease Rate: From \$12.00/SF
Op. Costs: \$8.50

OFFICE INDUSTRIAL RETAIL

From 1,420 sq.ft. up to 7,300 sq.ft. showroom/retail and warehouse space available immediately. Paved and fenced yard potential. Paint booth. Located across the street from Costco. Full wall of windows along the front to allow for ample natural light. Over 80+ parking stalls on site. BE zoning which allows for a variety of uses. Higher ceilings.

Chad Snow
Kari Martin



15845 - 112 Avenue

15845 - 112 Avenue
Edmonton, AB T5M 2V9



[VIEW BROCHURE](#)

Size: 5,000 SF
Lease Rate: \$12.00/SF
Modified Gross

INDUSTRIAL

Up to 5,000 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
Harris Valdes



16931 - 111 Avenue

Corner 170
16935 - 111 Avenue
Edmonton, AB T5M 2S4
16935



[VIEW BROCHURE](#)

Size: 2,000 SF
Lease Rate: \$12.50/SF
Op. Costs: \$9.00

INDUSTRIAL

Rare small showroom/office/warehouse bay with exposure to 170 Street. Space is comprised of front office/showroom area, one private office and the remainder as warehouse. Large grade loading door. Located at the intersection of 170 Street and 111 Avenue.

Chad Snow
Kari Martin



17530 - 105 Avenue

Greenbay Industrial Building
17538 - 105 Avenue NW
Edmonton, AB T5S 1G4
17538



[VIEW BROCHURE](#)

Size: 1,739 SF
Lease Rate: \$12.00/SF
Op. Costs: \$8.75

INDUSTRIAL

1,739 sq.ft.± small warehouse bay currently developed with a small office/reception and the rest as warehouse. Available July 1, 2025. Easily accessible west end location. Close to Anthony Henday and Yellowhead Trail.

Chad Snow
Kari Martin



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.

Derek Claffey
Julie Lam



21103 - 107 Avenue

21107/11 - 107 Avenue
Edmonton, AB T5S 1W6
21107/11



[VIEW BROCHURE](#)

Size: 3,462 and 3,962 SF
Lease Rate: \$11.00/SF
Op. Costs: \$5.70

INDUSTRIAL

3,462-3,962 sq.ft.± units demised as main floor warehouse with small showroom / office and built out 2nd floor office. 6,470 sq.ft. contiguous. Oversized 14' x 16' grade loading door in each bay. Full concrete yard / marshaling area. Double row parking. Option for Vendor to leaseback single bay. \$475,000 Single Bay; \$925,000 Two Bays.

Don Robinson
Harris Valdes

▼ 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



11208C - 143 Street

Highlights
11208 to 11218 - 143 Street
Edmonton, AB T5M 1V5



[VIEW BROCHURE](#)

Size: 2,095-2,245 SF
Sale Price: \$387,575.00

INDUSTRIAL

Rare small bay Office/Industrial Condo Units available in West Edmonton. Unit sizes from 2,095 - 3,977 sq.ft.±. Dock loading door on each unit. Convenient access to major arterials including: Yellowhead Trail, Anthony Henday Drive, St. Albert Trail.

Ryan Brown
Chad Griffiths
Drew Joslin



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



[VIEW BROCHURE](#)

Size: 3,752 SF
Sale Price: \$595,000.00

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
Gordie Lough



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



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
Gordie Lough



21107/11 - 107 Avenue
Edmonton, AB T5S 1W6
21107/11



[VIEW BROCHURE](#)

Size: 3,462 and 3,962 SF
Sale Price: \$475,000.00

INDUSTRIAL

3,462-3,962 sq.ft.± units demised as main floor warehouse with small showroom / office and built out 2nd floor office. 6,470 sq.ft. contiguous. Oversized 14' x 16' grade loading door in each bay. Full concrete yard / marshaling area. Double row parking. Option for Vendor to leaseback single bay. \$475,000 Single Bay; \$925,000 Two Bays.

Don Robinson
Harris Valdes

▼ SOUTHEAST EDMONTON - LEASE ▼



Westminster Business Park Building A
Edmonton, AB T6E 6W6
4411



[VIEW BROCHURE](#)

Size: 21,801 SF
Lease Rate: MARKET
Op. Costs: \$7.97

INDUSTRIAL

21,801 sq. ft.± office/warehouse space available. Facing 97 Street in South Edmonton with excellent proximity to Whitemud Drive, Calgary Trail and 99 Street. Grade loading. Professionally managed by Dream Office Management Corp.

Chad Griffiths
Ryan Brown
Drew Joslin

New



5326 - 89 Street
Edmonton, AB T6E 6E2



Size: 2,412 SF
Lease Rate: \$3,000.00/MO
Gross

INDUSTRIAL

2,412 sq.ft.±. Close to major roadways. Quick possession. Sump.

Ed Stenger
David Sabo

New



Gateway 56
5613 Gateway Blvd
Edmonton, AB T6H 2H3
5613



Size: 2,977-5,242 SF
Lease Rate: \$15.00/SF
Op. Costs: \$6.76

INDUSTRIAL RETAIL

Ideally positioned for businesses seeking visibility, accessibility, and functionality, this property offers: High-traffic exposure with 35,000+ VPD; Excellent pylon signage opportunities along Gateway Blvd; Rear-grade loading with a convenient marshalling area; Flexible configurations - office/showroom & warehouse layouts available; Easy access to Whitemud (1.2 km) & Anthony Henday (5 km); Modernized curb appeal - building façade upgrades completed in 2024; Landlord to update flooring, paint, ceiling tiles, and LED lighting in units where required.

Conor Clarke
Ryan Brown
Chad Griffiths
Drew Joslin

New



7809 Argyll Road
Edmonton, AB T6C 4A9
7809



Size: 2,400 SF
Lease Rate: \$10.00/SF
Op. Costs: \$6.46

INDUSTRIAL

2,400 sq.ft. warehouse bay. High exposure to Argyll Road. 13' clear ceiling height. 12' x 12' overhead door. Currently built out as front reception, one office, and washroom with the remaining space being warehouse.

Drew Joslin
Ryan Brown
Chad Griffiths

Pending



West Two Parsons
3269 Parsons Road
Edmonton, AB T6N 1B4
3269



Size: 2,000 SF
Lease Rate: \$11.50/SF
Op. Costs: \$6.53

INDUSTRIAL

Rare small bay office/showroom with warehouse. Exposure to Parsons Road. South Edmonton location with easy access to major transportation routes. Large grade loading door. BE zoning which works for a variety of users.

Chad Snow
Kari Martin

Pending



Weir Industrial Transport Building
3709 - 73 Avenue
Edmonton, AB T6B 2T8



Size: 2,688 SF
Lease Rate: From \$10.00/SF
Op. Costs: \$6.21

INDUSTRIAL

2,688 sq.ft.± industrial bay. Conveniently located in the southeast industrial area. Two 12' x 16' grade level doors. Sump system in bay. Close access to 76 Avenue, 34 Street, Sherwood Park Freeway, Anthony Henday Drive.

Kevin Mockford
Gordie Lough
David Sabo
Ed Stenger

Pending



6908 - 104 Street

6908 - 104 Street
Edmonton, AB T6H 2L7



[VIEW BROCHURE](#)

Size: 2,800 SF
Lease Rate: \$22.00/SF
Op. Costs: \$4.28

INDUSTRIAL

Located on high traffic Calgary Trail with exposure to 23,200 vehicles per day (2018 City of Edmonton). Currently used as car lot. Two drive through bays with an oil pit. Renovated office/reception area. Free of charge facing the Calgary Trail pylon signage. Fully paved and fenced lot with the additional parking on the 69th Avenue. DC1 Zoning - has diversified provisions for retail/ office and light industrial uses.

Hennadiy Menyaylov

Pending



5404 - 97 Street NW

5424 - 97 Street
Edmonton, AB T6E 5C1



[VIEW BROCHURE](#)

Size: 20,843 SF
Lease Rate: \$10.50/SF
Op. Costs: \$7.00

INDUSTRIAL

20,843 sq.ft.± office/warehouse condominium conveniently located on 97 Street. Heavy power (1,200 amp, 120/208 volt, 3 phase, 4 wire) with extensive distribution throughout the building (to be verified by Purchaser). Full air conditioning throughout majority of the property. 12' x 14' overhead door with grade level loading. Additional yard area (0.94 acres±) also available for sale (5430 97 Street). Former laboratory/testing facility.

Kevin Mockford
Kim Sarnecki
Gordie Lough

Price Reduced



7311C Roper Road

7331-33 Roper Road
Edmonton, AB T6E 0W4
7331-33



[VIEW BROCHURE](#)

Size: 3,003 SF
Lease Rate: \$11.00/SF
Op. Costs: \$12.04

OFFICE INDUSTRIAL

Professionally developed office/warehouse with a kitchen and barrier free washrooms. 3,003 sq.ft.± unit (main floor). Approximately 350 sq.ft.± second floor mezzanine. Abundance of natural light.Great exposure to 75 Street.

Ed Stenger
David Sabo

Leased



5204 - 86 Street NW

5221 - 86 Street NW
Edmonton, AB T6E 5J6
5221

Size: 2,016 SF
Lease Rate: \$2,800.00/MO
Gross

INDUSTRIAL

2,016 sq.ft.± bay available. Close to major roadways and public transportation. Large windows. On-site parking. Air conditioned.

Ed Stenger
David Sabo



3604 - 98 Street

3612 - 98 Street
Edmonton, AB T6E 6B4
3612



[VIEW BROCHURE](#)

Size: 1,875 SF
Lease Rate: \$10.00/SF
Op. Costs: \$6.25

INDUSTRIAL

Office/warehouse unit optimal for a variety of users. Bonus mezzanine area for additional storage. Prime south central location with easy public access. Newly painted building exterior with grade door loading. Immediate possession.

Vince Caputo



4350 - 82 Avenue

4368 - 82 Avenue
Edmonton, AB T6B 2S4



[VIEW BROCHURE](#)

Size: 2,232 SF
Lease Rate: \$10.00/SF
Op. Costs: \$6.00

INDUSTRIAL

2,232 sq.ft.± small, rare bay available with large fenced yard. 16'x16' grade overhead door. Floor drain. IM zoning.

Ed Stenger
David Sabo



4523 - 101 Street

4525 - 101 Street
Edmonton, AB T6E 5C6
Warehouse



[VIEW BROCHURE](#)

Size: 3,420 SF
Lease Rate: \$11.00/SF
Op. Costs: \$3.50

INDUSTRIAL

3,420 sq.ft.± warehouse bay with with office, yard, and grade loading. 3,000 sq.ft.± 2nd floor office space (demising options available). Quick access to various south Edmonton industrial parks, gas stations and food services. Excellent access to major arterials including Whitemud Drive, 99 Street, 91 Street, Argyll Road (51 Avenue), Gateway Boulevard and Calgary Trail.

Colton Colquhoun



5210 - 99 Street NW

99th Street Building
5210 - 99 Street NW
Edmonton, AB T6E 3N7
5210



[VIEW BROCHURE](#)

Size: 7,020 SF
Lease Rate: \$12.00/SF
Op. Costs: \$7.20

OFFICE INDUSTRIAL RETAIL

7,020 sq.ft.± Retail/Warehouse/Office. 50% showroom with small developed office area, and 50%± warehouse (see floorplan). Direct exposure to 99th Street. Two rear loading overhead doors. Immediate access to 51st Avenue, Whitemud Freeway, Gateway Boulevard, and Calgary Trail.

Karen Chayka



6131 - 80 Street

Davies Industrial Bay
6139 - 80 Street
Edmonton, AB T6E 2W8
6139



[VIEW BROCHURE](#)

Size: 2,230 SF
Lease Rate: \$10.50/SF
Op. Costs: \$6.50

INDUSTRIAL

Access to shared secure yard with two entrance points. Office and reception area. 400 sq.ft.± of mezzanine space. Easy access to Whitemud and Calgary Trail. 16' clear height. 12' x 14' grade door. Sumps in warehouse. Fibre optics. Air conditioned front office. Roof and overhead heater replaced in 2020.

Chad Griffiths
Ryan Brown
Drew Joslin



7225 - 50 Street

7241 - 50 Street
Edmonton, AB T6B 2J9
7241



[VIEW BROCHURE](#)

Size: 2,400 SF
Lease Rate: \$8.50/SF
Op. Costs: \$5.50

INDUSTRIAL

2,400 sq.ft. industrial bay. Landlord will consider developing a small office. Quick possession. 20' clear ceiling. Sump. Located on 50 Street.

Ed Stenger
David Sabo



8005 Wagner Road

8005 Wagner Road
Edmonton, AB T6E 4N6



[VIEW BROCHURE](#)

Size: 2,200 SF
Lease Rate: \$3,100.00/MO
Gross

INDUSTRIAL

2,200 sq.ft.± available. Close to major roadways. Sump. Paved back yard.
(1) 12' x 14' grade loading door. End cap.

David Sabo
Ed Stenger



8703 - 53 Avenue NW

Industrial Condo Bay
8747 - 53 Avenue
Edmonton, AB T6E 5E9



[VIEW BROCHURE](#)

Size: 3,500 SF
Lease Rate: \$4,400.00/MO
Gross

INDUSTRIAL

Spacious 3,500 sq.ft.± bay with excellent accessibility. 12'x14' grade-level loading door. Well-equipped with sump. 15' clear ceiling height. Prime south side location. Fully air-conditioned office space.

Ed Stenger
David Sabo



8805 - 53 Avenue

8805 - 53 Avenue
Edmonton, AB T6E 5E9



[VIEW BROCHURE](#)

Size: 6,472 SF
Lease Rate: \$15.00/SF
Op. Costs: \$5.50

INDUSTRIAL

Freestanding building totalling 6,472 sq.ft.±. Fenced yard. (3) 12'x14' powered overhead doors - grade level. Sumps. Heavy power available. 10 ton crane. Variable speed fans. Multiple 2 ton cranes and jib crane available for purchase. Heavy power breakers and wiring available for purchase.

David Sabo
Ed Stenger



9603 - 45 Avenue

Westminster Business Park
9675 - 45 Avenue
Edmonton, AB T6E 5Z8
9675



[VIEW BROCHURE](#)

Size: 2,619 SF
Lease Rate: MARKET
Op. Costs: \$5.56

OFFICE INDUSTRIAL

2,619 sq.ft.± main floor 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.

Chad Griffiths
Ryan Brown
Darcie Brown



9603 - 45 Avenue

Westminster Business Park
9681 - 45 Avenue
Edmonton, AB T6E 5Z8
9681



[VIEW BROCHURE](#)

Size: 2,563 SF
Lease Rate: MARKET
Op. Costs: \$5.56

INDUSTRIAL

2,563 sq.ft.± main floor office/warehouse available. Can be contiguous with Unit 9675 for 5,182 sq.ft.±. Located in South Edmonton with excellent proximity to Whitemud Drive, Calgary Trail and 99 Street. Owned and managed by Dream Industrial Management Corp.

Chad Griffiths
Drew Joslin
Ryan Brown



9712 - 54 Avenue

9712 - 54 Avenue
Edmonton, AB T6E 0A9
9712



[VIEW BROCHURE](#)

Size: 5,762 SF
Lease Rate: From \$11.00/SF
Op. Costs: \$5.15

INDUSTRIAL

5,762 sq.ft. office/warehouse space available. Current build out consists of 2 offices, reception, lunchroom and boardroom. Heavy power and make up air infrastructure available within unit. Full concrete marshalling area. Additional 0.25 acres of yard space available on site. Easy access to 99 Street, Whitemud Freeway and QE2.

Ryan Brown
Chad Griffiths
Drew Joslin



9804 - 47 Avenue

Commerce Court Building
#1, 9816 - 47 Avenue
Edmonton, AB T6E 5P3
#1, 9816



[VIEW BROCHURE](#)

Size: 2,400 SF
Lease Rate: \$10.00/SF
Op. Costs: \$4.25

INDUSTRIAL

2,400 sq.ft± available. Grade loading door. IM zoning (Medium Industrial). One block east of 99th Street at 47th Avenue. Just a few blocks from Whitemud Freeway, Gateway Boulevard and Calgary Trail. Additional office available in building.

Kim Sarnecki



9821 - 44 Avenue

Office/Warehouse with Fenced Compound
9833 - 44 Avenue
Edmonton, AB T6E 5E3
4, 9833



[VIEW BROCHURE](#)

Size: 850 SF
Lease Rate: From \$1,150.00/MO
Modified Gross

OFFICE INDUSTRIAL

South side location. Close to major roadways and transportation. Renovated office.

David Sabo
Ed Stenger

▼ SOUTHEAST EDMONTON - SALE ▼



5404 - 97 Street NW

5424 - 97 Street
Edmonton, AB T6E 5C1



[VIEW BROCHURE](#)

Size: 20,843 SF
Sale Price: \$2,825,000.00

INDUSTRIAL

20,843 sq.ft.± office/warehouse condominium conveniently located on 97 Street. Heavy power (1,200 amp, 120/208 volt, 3 phase, 4 wire) with extensive distribution throughout the building (to be verified by Purchaser). Full air conditioning throughout majority of the property. 12' x 14' overhead door with grade level loading. Additional yard area (0.94 acres±) also available for sale (5430 97 Street). Former laboratory/testing facility.

Kevin Mockford
Kim Sarnecki
Gordie Lough



6810 - 50 Street

6810 - 50 Street
Edmonton, AB T6B 2N7



[VIEW BROCHURE](#)

Size: 57,593 SF

INDUSTRIAL RETAIL

NAI Commercial Real Estate Inc. is excited to present the unique sale offering of the Former Action Flooring Building, located at 6810 - 50th Street, Edmonton, AB. This property offers an exceptional opportunity for an owner-user to occupy a portion of the premises while leveraging the remaining space to generate additional revenue. The surplus areas present versatile possibilities, including leasing to tenants for steady income or potentially subdividing and condominiumizing the property to maximize its value and market appeal.

Vince Caputo
Ryan Brown
Conor Clarke
Chad Griffiths
Drew Joslin

Price Reduced



7311C Roper Road

7331-33 Roper Road
Edmonton, AB T6E 0W4
7331-33



[VIEW BROCHURE](#)

Size: 3,003 SF
Sale Price: \$825,000.00

OFFICE INDUSTRIAL

Professionally developed office/warehouse with a kitchen and barrier free washrooms. 3,003 sq.ft.± unit (main floor). Approximately 350 sq.ft.± second floor mezzanine. Abundance of natural light. Great exposure to 75 Street.

Ed Stenger
David Sabo

Unconditional



3804 - 74 Avenue

3804 - 74 Avenue
Edmonton, AB T6B 2P7



[VIEW BROCHURE](#)

Size: 13,860 SF
Sale Price: \$2,400,000.00

INDUSTRIAL

Functionality: The property can cater to a wide variety of light to medium industrial applications and offers 32.5' ceiling height. Loading: (2) 16'x16' grade loading O/H doors. Site Size: Only 32% site coverage ratio allows for future potential building expansion and ample secured/gravelled yard storage (0.99 acres±). Location: The property is strategically located in the Weir Industrial corridor with easy access to Sherwood Park Freeway, Anthony Henday Drive and the QE2 Highway.

Vince Caputo

Unconditional



5720 - 103A Street

Freestanding Industrial Building with Y
5720 - 103A Street
Edmonton, AB T6H 2J5



[VIEW BROCHURE](#)

Size: 8,912 SF
Sale Price: \$2,500,000.00

INDUSTRIAL

8,912 sq.ft industrial building on 0.54 acres. Drive-thru bays. (2) 10 T cranes (1 per bay). 23' clear height. Dual compartment sumps. 200 A power per bay (TBC). Heavy Industrial Zoning. Close proximity to Calgary Trail, Gateway Boulevard and Whitemud Drive.

Gordon Lough
Kevin Mockford



4103 - 84 Avenue NW

4103 - 84 Avenue NW
Edmonton, AB T6B 2Z3



[VIEW BROCHURE](#)

Size: 168,519 SF

INDUSTRIAL INVESTMENT

Prime location near Anthony Henday and Sherwood Park Fwy. Features Class A office and lab space, cannabis facility-ready with advanced mechanical and electrical upgrades. Built by Remington Developments with precast concrete construction, 24/7 security, perimeter fencing, and key-fob gate access. Pending GACP certification.

Conor Clarke



5303 - 97 Street NW

97 Street Condos
5303 - 5315 97 Street // 9635 - 9641 54
Edmonton, AB T6E 5N7
Multiple Units



[VIEW BROCHURE](#)

Size: 2,271 - 2,605 SF
Sale Price: \$499,660.24& UP

INDUSTRIAL

Rare small bay Office/Industrial Condo Units available in South East Edmonton. West Building unit sizes from 2,271 - 2,336 sq.ft.±. East Building unit sizes from 2,465 - 2,605 sq.ft.±. Grade loading door on each unit. Upgraded exterior facade. Convenient access to major arterials including: Whitemud, Calgary Trail/Gateway Blvd, 91 Street and 51 Avenue.

Ryan Brown
Conor Clarke
Chad Griffiths
Drew Joslin



6349 - 76 Avenue NW

6309 - 76 Avenue
Edmonton, AB T6B 0A7
6309



[VIEW BROCHURE](#)

Size: 4,320 SF
Sale Price: \$765,000.00

INDUSTRIAL

3,480 sq.ft main floor + 750 sq.ft second floor office. Drive-thru capability. 21.5' clear height. 5T crane (Purchaser to certify). Dual compartment sump. 12' x 14' powered overhead door. 8' x 8' front loading.

Gordon Lough
Kevin Mockford



6912 Roper Road NW

Bridgewater Business Park
6912/20/36/40 Roper Road NW
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



9618C - 42 Avenue NW

Whitemud Business Park
4251 - 97 Street
Edmonton, AB T6E 5Y4
4251



[VIEW BROCHURE](#)

Size: 2,228 SF
Sale Price: \$557,031.83

INDUSTRIAL

Office/warehouse for sale in Whitemud Business Park. 640 sq.ft. ± office space and 1,598 sq.ft. ± warehouse space. Prominent south central office park located just off Whitemud Drive. Convenient access to major arterials including Calgary Trail/Gateway Blvd, 91 Street and 51 Avenue. Parking stalls on site. Additional office condos on site for sale - Contact agent for more information.

Ryan Brown
Drew Joslin

▼ NORTHEAST/CENTRAL EDMONTON - LEASE ▼



8520 - 106A Avenue

8520 - 106A Avenue
Edmonton, AB T5H 0S4



[VIEW BROCHURE](#)

Size: 39,535 SF
Lease Rate: \$8.50/SF
Op. Costs: \$2.58

INDUSTRIAL

Large showroom area. Heavy power. Sprinklered. Dock(Interior) and grade loading. 3 Tonne crane (Buyer/Tenant to certify). Potential for re-development.

Colton Colquhoun
Kevin Mockford
Gordie Lough



12210 Mount Lawn Road

Mount Lawn Industrial
12210 Mount Lawn Road
Edmonton, AB T5B 4J4



[VIEW BROCHURE](#)

Size: 4,500 or 5,200 SF
Lease Rate: \$8.40/SF
Op. Costs: \$7.10

INDUSTRIAL

Multiple warehouse sizes to choose from. Fenced yard areas. Fibre-optic internet. Fully sprinklered. 1,200 amp electrical service to the building.

Colton Colquhoun
Kevin Mockford
Gordie Lough

Pending



8544 - 126 Avenue

Delton Industrial Centre
8542 - 126 Avenue
Edmonton, AB T5B 1G9
8542



[VIEW BROCHURE](#)

Size: 3,850 SF
Lease Rate: \$8.50/SF
Op. Costs: \$5.75

INDUSTRIAL

Distribution space at competitive rates in north Edmonton. Dock loading with ample marshalling area. Secured shared fenced area in the back building. Block walls. Located just off the Yellowhead Highway and the corner of 82 Street, capitalizing on the accessibility to major traffic routes in northeast Edmonton.

Chad Snow
Kari Martin



12143 - 67 Street

12145 - 67 Street
Edmonton, AB T5B 1M6
12145



[VIEW BROCHURE](#)

Size: 18,230 SF
Lease Rate: \$9.50/SF
Op. Costs: \$3.50

INDUSTRIAL

Opportunity for owner/user with existing income stream. Just minutes from downtown and north central Edmonton. Immaculate warehouse and office space. Office layout includes a mix of private offices and open workspaces (33% office, 66% warehouse). Clean environmental assessments. Individually metered units. Additional 3,856 sq.ft.± of second-floor office space available for negotiation.

Colton Colquhoun
Kevin Mockford
Gordie Lough

▼ NORTHEAST/CENTRAL EDMONTON - SALE ▼



8520 - 106A Avenue

8520 - 106A Avenue
Edmonton, AB T5H 0S4



[VIEW BROCHURE](#)

Size: 39,535 SF
Sale Price: \$2,750,000.00

INDUSTRIAL

Large showroom area. Heavy power. Sprinklered. Dock(Interior) and grade loading. 3 Tonne crane (Buyer/Tenant to certify). Potential for re-development.

Colton Colquhoun
Kevin Mockford
Gordie Lough



12143 - 67 Street

12145 - 67 Street
Edmonton, AB T5B 1M6
12145



[VIEW BROCHURE](#)

Size: 18,230 SF
Sale Price: \$2,200,000.00

INDUSTRIAL

Opportunity for owner/user with existing income stream. Just minutes from downtown and north central Edmonton. Immaculate warehouse and office space. Office layout includes a mix of private offices and open workspaces (33% office, 66% warehouse). Clean environmental assessments. Individually metered units. Additional 3,856 sq.ft.± of second-floor office space available for negotiation.

Colton Colquhoun
Kevin Mockford
Gordie Lough

▼ SHERWOOD PARK/STRATHCONA COUNTY - SALE ▼



2007 - 91 Avenue

2007 - 91 Avenue
Sherwood Park, AB T6P 1L1



[VIEW BROCHURE](#)

Size: 19,200 SF
Sale Price: \$1,950,000.00

INDUSTRIAL

19,200 sq.ft.± with paved and fenced yard. Three clean and bright bays with renovated office spaces. Three (3) oversized grade loading doors. Large storage mezzanine not included in square footage. Flexible leases in place. Potential to lease out office or demise to expand warehouse. Quick access from the Sherwood Park Freeway and 17th Street.

Don Robinson
Harris Valdes



76A, 51401 RR 221

Executive Airport Hangar
76A, 51401 RR 221
Strathcona County, AB T8E 1H1



[VIEW BROCHURE](#)

Size: 6,660 SF
Sale Price: \$920,000.00

INDUSTRIAL

Exceptional build quality featuring: two grade-level loading vehicle bays, a plane warehouse, residential suite, two washrooms, one bedroom, kitchen, theater room, office, two tool rooms, and a patio with storage for up to three aircraft
Large Hydro-Swing plane door (opens over 90° with remote control). Concrete apron leading to taxiway, grade-level door bay, and concrete slab for shed at the rear. Current income in place (contact agent for details).

Colton Colquhoun
Daniel Yarmon

▼ 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±. Water well and an unquantified amount of gravel material to the excess land point.

Derek Claffey
Ryan Brown
Chad Griffiths
Drew Joslin

▼ LEDUC/NISKU/LEDUC COUNTY - LEASE ▼



6205 - 39 Street

Leduc Industrial Bays with Yard
6205 - 39 Street
Leduc, AB T9E 0Z3
Unit 1 and 2



[VIEW BROCHURE](#)

Size: 5,000-10,000 SF
Lease Rate: \$18.00/SF

INDUSTRIAL

Bays are available for lease or sale, either together or separately. Graveled yard options available. Large marshalling area on-site. Fully fenced and secure premises. Two 16' x 16' grade doors. 27' ceiling height to eaves. Lease rate and sale price include one office and one washroom. Each unit comes with six assigned, paved parking stalls.

Colton Colquhoun



7609 Sparrow Drive

Industrial Warehouse Bays
7609 Sparrow Drive
Leduc, AB T9E 0H3
203



[VIEW BROCHURE](#)

Size: 1,750 SF
Lease Rate: \$14.50/SF
Op. Costs: \$4.75

INDUSTRIAL

Located in heart of Leduc Business Park. Clean open industrial bay with washroom. LED lighting. Fully sprinklered. Dual stage sump. Dual air intake and exhaust system negotiable. Excellent access to major roadways.

Colton Colquhoun



4504-4576 - 36 Street East

YEG EIA Warehouse Bays
4504-4576 - 36 Street East
Leduc County, AB T0C 0V0
Multiple Bays



[VIEW BROCHURE](#)

Size: 8,204-11,704 SF
Lease Rate: \$7.00/SF
Op. Costs: \$5.69

INDUSTRIAL

Individual bays ranging from 8,204 SF to 11,704 SF for immediate occupancy. The building has both ground side and air side access, giving it a unique proposition to any tenant servicing the airport or airport clients. Surrounding land is primarily aviation industrial which includes NAV Canada, Enterprise, Avis, Hertz, West Jet, Alberta Fuel, Edmonton Flight Kitchen, Arctic Boilers and Red Cup Distillery.

Chad Griffiths
Drew Joslin
Ryan Brown
Derek Claffey
Mat Hehr



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
Harris Valdes



3601 - 82 Avenue

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



[VIEW BROCHURE](#)

Size: 796-16,008 SF
Lease Rate: \$10.50/SF
Op. Costs: \$2.71



[VIEW VR TOUR](#)

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 - 82 Avenue

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



[VIEW BROCHURE](#)

Size: 10,976-43,837 SF
Lease Rate: \$10.50/SF
Op. Costs: \$2.71



[VIEW 3D TOUR](#)

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 - 82 Avenue

Block 82 Industrial Park
3601 - 82 Avenue, Building C
Leduc, AB T9E 0K2
Dock and Grade



[VIEW BROCHURE](#)

Size: 5,402-10,809 SF
Lease Rate: \$12.00/SF
Op. Costs: \$2.71

INDUSTRIAL

5,402 to 10,809 sq.ft.± dock/grade loading bays available. 2,500 sq.ft.± bonus mezzanine space. Tilt-up concrete construction. Ability to customize interior build-out to suit operator needs. Suitable for manufacturing, transportation & logistics, retail showrooms & more. Strategically located fronting Airport Road, Block 82 is 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
Drew Joslin
Chad Griffiths



1101 - 16 Avenue

1101 - 16 Avenue
Nisku, AB T9E 0A8



[VIEW BROCHURE](#)

Size: 16,802 SF
Lease Rate: \$14.00/SF
Op. Costs: \$3.52

INDUSTRIAL

16,802 SF± office/warehouse available for lease on 1.2 AC±. Two 10 ton cranes. Improved and fenced yard. 18'x18' grade loading bays with make up air, sumps, wash bay and heavy power. Easy access to high load corridor, Highway 625, and QEII Highway.

Ryan Brown
Conor Clarke
Chad Griffiths
Drew Joslin



604 & 606 - 17 Avenue
Nisku, AB T9E 7T1



[VIEW BROCHURE](#)

Size: 8.44 ACRE
Lease Rate: \$1.00/SF
Op. Costs: \$0.20

INDUSTRIAL LAND

8.44 acre± industrial yard available for lease. Site can be demised to 4.33 acres (Lot 1) or 4.11 acres (Lot 16). Fully fenced with three gated access points. Lot 1 has a 10,000 sq.ft.± cold storage pre eng structure with 600 amps of power (TBC), structure can be included or removed from site if required. Landlord would consider build to suit options.

Ryan Brown
Chad Griffiths
Drew Joslin



Industrial Warehouse Bays
7609 Sparrow Drive
Leduc, AB T9E 0H3
213



[VIEW BROCHURE](#)

Size: 1,750 SF
Lease Rate: \$14.50/SF
Op. Costs: \$4.75

INDUSTRIAL

Located in heart of Leduc Business Park. Clean open industrial bay with washroom. LED lighting. Fully sprinklered. Dual stage sump. Excellent access to major roadways.

Colton Colquhoun



7611 Sparrow Drive
Leduc, AB T9E 0H3
202



[VIEW BROCHURE](#)

SUBLEASE

Size: 2,270 SF
Lease Rate: \$14.00/SF
Op. Costs: \$3.90

INDUSTRIAL

Prime Location: Located in heart of Leduc Business Park and excellent access to major roadways. Turnkey Industrial Condo: Fully finished office space. Office Features: 3 Private Offices; Kitchenette; 2 Washrooms (1 with Shower). High-Speed Internet: Telus Fibre.

Colton Colquhoun

▼ LEDUC/NISKU/LEDUC COUNTY - SALE ▼



Leduc Industrial Bays with Yard
6205 - 39 Street
Leduc, AB T9E 0Z3
Unit 1 and 2



[VIEW BROCHURE](#)

Size: 5,000-10,000 SF
Sale Price: \$1,199,000.00/UNIT

INDUSTRIAL

Bays are available for lease or sale, either together or separately. Graveled yard options available. Large marshalling area on-site. Fully fenced and secure premises. Two 16' x 16' grade doors. 27' ceiling height to eaves. Lease rate and sale price include one office and one washroom. Each unit comes with six assigned, paved parking stalls.

Colton Colquhoun



Industrial Warehouse Bays
7609 Sparrow Drive
Leduc, AB T9E 0H3
203



[VIEW BROCHURE](#)

Size: 1,750 SF
Sale Price: \$375,000.00

INDUSTRIAL

Located in heart of Leduc Business Park. Clean open industrial bay with washroom. LED lighting. Fully sprinklered. Dual stage sump. Dual air intake and exhaust system negotiable. Excellent access to major roadways.

Colton Colquhoun



1102 - 6 Street | 510 - 11 Avenue

Nisku Industrial Park Building and Land
1102 - 6 Street | 510 - 11 Avenue
Nisku, AB T9E 7N7



[VIEW BROCHURE](#)

Size: 20,600 SF
Sale Price: \$4,599,000.00



[360° VIEW TOUR](#)

INDUSTRIAL LAND

20,600 SF± industrial building on 3.77 acres± in Nisku Industrial Park with multiple drive-thru loading doors. Features a 12.5% site coverage ratio, suitable for outdoor storage or future development. Includes a 2.27-acre± surplus land component that can be sold separately. Quick access to QE2 Highway and Anthony Henday.

Vince Caputo



7609 Sparrow Drive

Industrial Warehouse Bays
7609 Sparrow Drive
Leduc, AB T9E 0H3
213



[VIEW BROCHURE](#)

Size: 1,750 SF
Sale Price: \$375,000.00

INDUSTRIAL

Located in heart of Leduc Business Park. Clean open industrial bay with washroom. LED lighting. Fully sprinklered. Dual stage sump. Excellent access to major roadways.

Colton Colquhoun

▼ OUT OF TOWN - LEASE ▼



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: \$8.95



[360° 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



280 TaigaNova Crescent

280 TaigaNova Crescent
Fort McMurray, AB T9K 0T4



[VIEW BROCHURE](#)

Size: 3,225 - 9,675 SF
Lease Rate: MARKET
Op. Costs: \$6.53

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 4



[VIEW BROCHURE](#)

Size: 2,800 SF
Lease Rate: \$10.50/SF
Op. Costs: \$6.75

OFFICE INDUSTRIAL

Office/warehouse space in the Eastgate Business Park of Fort Saskatchewan. Mezzanine space included at no charge. Well-designed tenant space that includes parking facilities and ample yard space. Grade loading and sump in warehouse. Located in a readily accessible business area close to major industrial developments.

Chad Snow
Kari Martin



25 Wheatland Crescent

Provost Warehouse
25 Wheatland Crescent
Provost, AB T0B 3S0



[VIEW BROCHURE](#)

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



[VIEW VR TOUR](#)

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



75 Shep Street

Office/Warehouse Bays
75 Shep Street
Spruce Grove, AB T7X 3B4
C



[VIEW BROCHURE](#)

Size: 2,400 SF
Lease Rate: \$10.50/SF
Op. Costs: \$6.18

INDUSTRIAL

2,400 sq.ft.± office/warehouse bay available for lease. Grade level overhead doors. General Industrial Zoning. Conveniently located just off Parkland Highway in Spruce Grove, within 10 minutes of Anthony Henday Freeway.

Drew Joslin
Ryan Brown
Chad Griffiths

▼ OUT OF TOWN - SALE ▼



9229 - 115 Avenue

Westlock Industrial Shop
9229 - 115 Avenue
Westlock, AB T7P 2R8



[VIEW BROCHURE](#)

Size: 3,600 SF
Sale Price: \$850,000.00

INDUSTRIAL

Freestanding warehouse totaling 3,600 sq.ft. on 6.88 acres. Warehouse includes one (1) 12' x 14' grade loading door, small office area and bonus mezzanine. Additional 1,440 sq.ft. Office trailer featuring reception area, private offices, lunchroom and boardroom. Multiple light and power pedestals throughout the yard area. Located approximately 45 mins Northwest of Edmonton with easy access off Highway 44.

Derek Claffey
Mat Hehr



151 Industrial Road E

151 Industrial Road E
Brooks, AB T0J 2A0



[VIEW BROCHURE](#)

Size: 6,600 SF
Sale Price: \$295,000.00

INDUSTRIAL

Functionality: Office/warehouse configuration can accommodate a variety of industrial uses. Location: Corner lot with exposure to Industrial Road E with easy access onto major thoroughways. Loading: Multiple overhead doors into shop area Site Size: Only 14% site coverage ratio allows for future building expansion or ample secured/ gravelled yard storage (1. 11 acres± - 212' x 230').

Vince Caputo



56322 Range Road 25

Former Atlas Growers and Atlas Biotech
56322 Range Road 25
Lac Ste. Anne County, AB T0E 1A0



[VIEW BROCHURE](#)

Size: 37,320 SF
Sale Price: \$1,650,000.00

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

Price Reduced



11402 - 89 Avenue and 8906 114 Street

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



[VIEW BROCHURE](#)

Size: 22,651.5 SF
Sale Price: \$5,200,000.00

INDUSTRIAL INVESTMENT

The Subject Property represents a stable, income-producing asset operating on carefree NNN leases secured by various tenants. It 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.

Derek Claffey

Price Reduced



4703 - 48 Street

4703-04 - 48 Street
Redwater, AB T0A 3A3



[VIEW BROCHURE](#)

Size: 13,300 SF
Sale Price: \$999,000.00

INDUSTRIAL

13,300 sq.ft.± industrial property situated on 0.84 acres with approximately 2,500 sq.ft.± office area. Additional 0.84 acre storage yard included. 5 ton bridge crane and 1.5 ton jib crane. 400 amp/600 volt/3 phase/4 wire power (TBC by Buyer). Versatile building suitable for multiple uses. Several grade loading options (various sizes). Ability to accommodate multiple tenants. Only 40 minutes from Edmonton.

Kevin Mockford
Gordie Lough

Price Reduced



52521A Glory Hills Road

52521A Glory Hills Road
Stony Plain, AB T7Z 1X7



[VIEW BROCHURE](#)

Size: 9,866 SF
Sale Price: \$1,150,000.00

INDUSTRIAL

Structures: This property includes multiple buildings including the main building, shop and a mobile home. Flexible Application: Potential users include agricultural, cannabis, pharmaceutical, packaging, light fabrication and warehousing/storage. Location: Exposure to Glory Hills road with optimal access to Highway 16A with surplus land component.

Vince Caputo

Sold



5700 - 1 Street SW

5700 - 1 Street SW
Calgary, AB T2H 0G1
131/132

Size: 3,400 SF
Sale Price: \$750,000.00

OFFICE INDUSTRIAL

2,471 sq.ft.± unit improved with private office area, showroom/ retail area, warehouse bay and 900 sq.ft.± second floor office mezzanine. Unit configuration caters to a wide variety of light industrial operations with the ability to accommodate multiple occupants. Located in Manchester Industrial subdivision with easy access to Macleod Trail.

Vince Caputo

Sold



4020 - 3 Street East

4020 - 3 Street East
Claresholm, AB T0L 0T0

Size: 12,136 SF
Sale Price: \$699,990.00

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 (\$85,000.00). Zoning allows for a wide variety of industrial uses.

Kevin Mockford
Gordie Lough

Sold



370 Falconer Crescent

370 Falconer Crescent
Fort McMurray, AB T9H 0B6

Size: 13,797 SF
Sale Price: \$5,650,000.00

INDUSTRIAL

NAI Commercial Real Estate has been retained by MNP Ltd. Receiver Manager of the Property on an exclusive basis to arrange for the Receivership sale of a unique industrial property prominently located at 370 Falconer Crescent, Fort McMurray, Alberta. The property provides an excellent opportunity for a portion of the asset to be occupied by a Owner/User while leasing the other side of a Tenant.

Vince Caputo



4302 - 62 Avenue

4302/04 - 62 Avenue
Barrhead, AB T0G 0G0
4302/04

Size: 3,750 SF
Sale Price: \$498,000.00



[VIEW BROCHURE](#)

INDUSTRIAL

3 offices, spacious reception area, lunchroom/boardroom, and multiple restrooms. Newly installed LED lighting (interior and exterior). Shop includes a 4-piece washroom. Office equipped with air conditioning. Recently replaced furnace and hot water tank. Compact gravel yard with fencing and gating. Ceiling fans installed in the shop. Sale includes an additional 14' x 14' overhead door.

Colton Colquhoun



3104 - 39 Street

3104 - 39 Street
Camrose, AB T4V 1X6

Size: 11,664 SF
Sale Price: \$6,950,000.00



[VIEW BROCHURE](#)

INDUSTRIAL

\$3.4 million of offsite levies prepaid on 48 acres. Rail spur potential. Five offices, reception area, 2 washrooms and an IT/ storage room. 18ft x 18ft overhead doors, lube/mechanic pit, washroom with shower and full drive through wash bay. Energized truck parking. An additional 48ft x 39ft cold storage building (not included in square footage). On-site water and sewer services.

Conor Clarke



5901 Range Road 195

5901 Range Road 195
Lamont, AB T0B 2R0

Size: 11.1 ACRE
Sale Price: \$625,000.00



[VIEW BROCHURE](#)

INDUSTRIAL

Fantastic opportunity to own an 11.1 acre parcel of industrial zoned land within the limits of the Town of Lamont. 80' x 40' pre-eng building with 501 sq.ft.± mezzanine. Internal bridge crane with a 2.5-tonne lift (not certified). Additional building 38' x 24' portable office building, previously utilized as a woodworking shop.

Conor Clarke



4605 - 42 Street

4605 - 42 Street
Stettler, AB T0C 2L1

Size: 2,800 SF
Sale Price: \$749,500.00



[VIEW BROCHURE](#)

INDUSTRIAL

Functionality: Current warehouse and mixing plant configuration is ideally set up for concrete manufacturing services plus can accommodate a variety of other industrial uses. Location: Situated in an established industrial neighbourhood in East Stettler with easy access onto major Highways 12 and 56. Loading: Multiple overhead doors into shop area Site Size: Only 3.49%± site coverage ratio allows for future building expansion or ample secured/gravelled yard storage (1.84 acres±). Equipment: Concrete mixing plant included in the sale price.

Vince Caputo