

New



10351 - 60 Avenue

10351/53 - 60 Avenue
Edmonton, AB T6H 1H1



VIEW BROCHURE

Size: 13,572 SF
Sale Price: \$2,995,000.00

INVESTMENT

3 Freestanding Industrial Buildings. This exceptionally maintained industrial property offers a turnkey investment opportunity with strong triple-net rental income and a long-term lease in place. Boasting a clean and well-kept interior, this space is ideal for automotive or industrial users seeking a high-functioning workspace.

Conor Clarke

New



9742 - 54 Avenue

Multi-Tenant Office and Industrial Build
9742/62 - 54 Avenue
Edmonton, AB T6E 0A9



VIEW BROCHURE

Size: 44,500 SF
Sale Price: \$6,200,000.00

INVESTMENT

Prime Location: Situated in the sought-after Coronet Industrial Park in South Edmonton, a high-demand area for businesses. Roof Upgraded in 2015: Modernized and well-maintained, reducing future maintenance concerns. Fenced and Gated Yard: Outdoor storage areas available for tenants. Concrete Parking: Convenient, secure, and low-maintenance for tenants and visitors. Phase 1 Environmental Completed in 2023: Ensures property is environmentally compliant.

Colton Colquhoun

New



15 Perron Street

15 Perron Street
St. Albert, AB T8N 1E5



VIEW BROCHURE

Size: 5,937 SF
Sale Price: \$3,190,000.00

INVESTMENT

Prime fully leased investment property in St. Albert. Current net operating income (NOI): \$190,596.50. Annual lease escalations for consistent income growth. WALT (Weighted Average Lease Term): 3.98 years, offering stability and future leasing opportunities. 7 distinct suites, fully leased. Close proximity to St. Albert Downtown Farmers market with over 20,000 visitors each Saturday (stalbertchamber.com). Ideal for Investors seeking a historically stable, income-generating asset with growth potential. 2,000 sq.ft.± courtyard area available for potential patio seating.

Conor Clarke
Ryan Brown
Chad Griffiths
Drew Joslin

Further Reduced



10315 - 109 Street

Harvest Building
10315 - 109 Street
Edmonton, AB T5J 1N3



VIEW BROCHURE

Size: 16,181 SF
Sale Price: \$3,200,000.00



VIEW VR TOUR

INVESTMENT

City Grant Program: Potential incentives available for facade upgrade and future maintenance. Functionality: 16,181 sq.ft. modern open office plan accommodates a variety of professional and/or retail/showroom users. Prominent Downtown Location: Prime property exposure to 27,800 vehicles per day and easy accessibility to public transportation (City of Edmonton, 2020).

Vince Caputo
Michael Parsons

Further Reduced



10503 - 81 Avenue

Scona Garage
8020 - 105 Street
Edmonton, AB T6E 4Z4



VIEW BROCHURE

Size: 17,600 SF
Sale Price: \$2,700,000.00

INVESTMENT

Developable Area: 17,600 sq.ft. over two floors that can accommodate a wide mix of commercial uses. City Grant Program: Potential incentives available for property restoration, rehabilitation and future maintenance. Neighbouring Development: Whyte Avenue corridor is slated for an additional 864 residential units.

Vince Caputo
Michael Parsons

Further Reduced



5303 - 48 Avenue

Redwater
5303 - 48 Avenue
Redwater, AB T0A 2W0

[VIEW BROCHURE](#)

Size: 22,000 SF
Sale Price: \$2,500,000.00

[VIEW VR TOUR](#)

INVESTMENT

NAI Commercial Real Estate has been retained by the Court of King's Bench of Alberta on an exclusive basis to arrange for the Judicial sale of a unique multi-tenant investment property prominently located on 48 Avenue (Highway 38) in Redwater. The centre has a complimentary mix of retail and residential tenancies. The property provides an excellent opportunity for a portion of the asset to be occupied by a medical, professional or retail owner user.

Vince Caputo

Pending



10125 - 154 Street

10125 - 154 Street
Edmonton, AB T5P 2H2

[VIEW BROCHURE](#)

Size: 4,510 SF
Sale Price: \$784,900.00

INVESTMENT

Rare concrete construction for long-term durability and tenant appeal. Rents are below-market, presenting immediate potential for increased cash flow. Suite Mix: 1 - One Bed, 5 - Two Bed. Updated features include: Newer dual pane windows, vinyl plank flooring, and fresh paint. Separately metered utilities (Tenants pay for power). Mortgage must be assumed (3.86% rate). Close proximity to the future Valley Line LRT as the area undergoes transit-orientated development.

Jesse Alaeddine

Pending



10310 - 124 Street

The Century Building
10310 - 124 Street
Edmonton, AB T5N 1R2

[VIEW BROCHURE](#)

Size: 21,835 SF
Sale Price: \$4,195,000.00

INVESTMENT

The Century Building on 124th is a unique multi-tenant investment prominently located on the NW corner of 124th Street and 103rd Avenue. The centre has a complimentary mix of retail and professional offices tenancies. The property provides an excellent opportunity for a portion of the asset to be occupied by a medical, professional or retail owner user.

Vince Caputo
Daniel Yarmon

Pending



9913 - 73 Avenue

9913 - 73 Avenue
Edmonton, AB T6E 1B8

[VIEW BROCHURE](#)

Size: 7,600 SF
Sale Price: \$1,200,000.00

INVESTMENT

Building is fully leased with 2 tenants. Comic Book Store (3,300 SF) - November 2025 (Renewal Upside OR Owner/User Potential). Cannabis Growing (4,300 SF) - Feb 2026 (5 year renewal option). Current Net Operating Income: \$88,590. Direct exposure to 99 Street Southbound.

Colton Colquhoun
Don Robinson
Harris Valdes

Price Reduced



10355 - 82 Avenue

Tipton Block
10357 Whyte Avenue
Edmonton, AB T6E 1Z9

[VIEW BROCHURE](#)

Size: 12,175 SF
Sale Price: \$2,500,000.00

INVESTMENT

Fantastic opportunity to own a 12,175 sq.ft. character retail/ office building along Whyte Avenue. 2-storey building demised into 6 tenant spaces. Building has partial occupancy giving potential to an owner/user looking to occupy or an investor to lease up vacant spaces. All units including common areas have been renovated within the last 5 years. Building recently underwent upgraded facade, as well as upgrades to HVAC.

Ryan Brown
Drew Joslin
Chad Griffiths

Price Reduced



15712C - 112 Avenue

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



VIEW BROCHURE

Size: 18,869 SF
Sale Price: \$2,750,000.00

INVESTMENT

Comprised of 14,128 sq.ft.± main floor and 4,741 sq.ft.± second floor office, for a total main building size of 18,869 sq.ft.±. 760 sq.ft.± storage building included in sale. Fenced and secured parking lot or storage area.

Chad Griffiths
Ryan Brown
Drew Joslin

Price Reduced



4810 - 50 Street

Duniece Centre
4810 - 50 Street
Athabasca, AB T9S 1E2



VIEW BROCHURE

Size: 29,400 SF
Sale Price: \$3,500,000.00

INVESTMENT

29,400 sq.ft.± office/retail building. Prominent location in the heart of the town of Athabasca. Retail, office and government tenants. 87± parking stalls (3.61/1,000 sq.ft. of rentable area). Anchor tenants include: Alberta Infrastructure, Subway, Domino's and Neighbours Pub.

Kevin Mockford
Gordie Lough

Price Reduced



11402 - 89 Avenue and 8906 114 Str

Size: 22,651.5 SF
Sale Price: \$5,200,000.00
11402 - 89 Avenue and 8906 114 Street
Fort Saskatchewan, AB T8L 2P1



VIEW BROCHURE

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



280 Portage Close

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



VIEW BROCHURE

Size: 3,175 SF
Sale Price: \$855,000.00

INVESTMENT

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
Gordie Lough



10838 - 124 Street NW

Office/Retail
10838 - 124 Street
Edmonton, AB T5M 0H3



VIEW BROCHURE

Size: 9,540 SF
Sale Price: \$1,850,000.00

INVESTMENT

Excellent opportunity to purchase this office/retail investment property on busy 124 Street with fully leased main and second floor units. Main floor retail units. Second floor units. Basement currently unoccupied. Potential for additional revenue from unoccupied lower level. Potential for future development.

Kevin Mockford
Daniel A. Amero
Gordie Lough



13135 - 156 Street

Stonefort Business Centre
13139 - 156 Street
Edmonton, AB T5V 1V2



[VIEW BROCHURE](#)

Size: 2,800 SF
Sale Price: \$699,500.00

INVESTMENT

Exceptional construction quality ensuring a clean, bright display for each unit. Prominent fascia signage visible from 156 Street. Abundant surface parking available. Main floor unit fully equipped as a restaurant. Second-floor unit designed as premium office space. Property constructed in 2011. Potential to purchase restaurant (ask agent for more info).

Colton Colquhoun



13163 - 156 Street NW

13163 - 156 Street NW
Edmonton, AB T5V 1V2



[VIEW BROCHURE](#)

Size: 3,600 SF
Sale Price: \$1,100,000.00

INVESTMENT

Two units, each offering 1,800 SF of space. High-visibility fascia signage facing 156 Street. Plenty of surface parking available. Main floor is a fully built out salon with leasing potential (Contact Agent for details). Second floor features a premium office build-out. Long-term leases in place. Lease details provided upon signing an NDA.

Colton Colquhoun



4103 - 84 Avenue NW

4103 - 84 Avenue NW
Edmonton, AB T6B 2Z3



[VIEW BROCHURE](#)

Size: 168,519 SF
Sale Price: \$24,000,000.00

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



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

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



[VIEW BROCHURE](#)

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

INVESTMENT

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



8008 - 105 Street

8008 - 105 Street
Edmonton, AB T6E 4Z4



[VIEW BROCHURE](#)

Size: 6,410 SF
Sale Price: \$1,400,000.00

INVESTMENT

6,410 SF over two floors for office/retail use, with up to 4,155 SF available for occupancy and tenant income in place. Located in Old Strathcona, one block south of Whyte Avenue/105 Street intersection, seeing 26,500 vehicles per day (CoE, 2022) and is near a planned development of 864 residential units.

Ryan Brown
Drew Joslin
Chad Griffiths



9940 - 99 Avenue

9940 - 99 Avenue
Fort Saskatchewan, AB T8L 4G8



[VIEW BROCHURE](#)

Size: 26,128 SF
Sale Price: \$4,900,000.00

INVESTMENT

Multi-tenant office/retail building. Located in Fort Saskatchewan City centre within the Alberta Industrial Heartland. 3 stories - built in 2006, floors 1 and 2 were renovated and floor 3 was constructed in 2012 by PCL. 26,128 sq.ft.± (includes the attached 875 sq.ft. garage); 24,946 sq.ft. deemed gross rentable space (as per building plans).

Ryan Brown
Chad Griffiths
Drew Joslin



1115 St Albert Trail

1115 St. Albert Trail
St. Albert, AB T8N 7X6



[VIEW BROCHURE](#)

Size: 2,568 SF
Sale Price: \$1,400,000.00

INVESTMENT

High traffic plaza with great exposure to St. Albert Trail. Fully developed and leased to Therapeutic Body Concepts. Net Operating Income: \$92,712± (6.60% Cap). Close proximity to Costco and other major retailers. Positioned next to new high density residential areas (Erin Ridge North, Jensen Lakes, etc.).

Hennadiy Menyaylov



5013 - 48 Street

Park House
5013 - 48 Street
Stony Plain, AB T7Z 1L8



[VIEW BROCHURE](#)

Size: 24,959 SF
Sale Price: \$3,850,000.00

INVESTMENT

Ability to accommodate a wide variety of users with retail, and office space available. High parking ratio. Located in one of the principal commercial nodes in Stony Plain with great access. Opportunity for Owner/User with Investment component. Financials will be provided upon signed NDA.

David Sabo
Gordie Lough



5002-5010 - 50 Avenue

Two Hills Retail Plaza
5002-5010 - 50 Avenue
Two Hills, AB T0B 4K0



[VIEW BROCHURE](#)

Size: 19,635 SF
Sale Price: \$1,775,000.00

INVESTMENT

19,635 sq.ft. retail/office multi tenant strip mall available. Property is located in the central business district in the Town of Two Hills. Fully leased to a diverse tenant mix including a grocery store, ATB Financial, government nonprofit, accounting firm and a local restaurant. Current NOI \$152,678 equates to a 8.6% cap rate at list price. Concrete block structure with various improvements over the past 5 years.

Conor Clarke
Ryan Brown
Chad Griffiths
Drew Joslin



151 Tobin Way

Fort McMurray RV and Self Storage Inc Size: 2.47 ACRE
 151 Tobin Way Sale Price: \$1,450,000.00
 Fort McMurray, AB T0P 1G0



[VIEW BROCHURE](#)

BUSINESS

NAI Commercial (Langley) Ltd, is pleased to offer FOR SALE, the 151 Tobin Way RV and storage property, located in Fort McMurray, Alberta. Fort McMurray is an urban service area in the Regional Municipality of Wood Buffalo in Alberta, Canada. It is located in northeast Alberta, in the middle of the Athabasca oil sands, surrounded by boreal forest. It has played a significant role in the development of the national petroleum industry.

Derek Claffey
 Mat Hehr