

▼ WEST EDMONTON - LEASE ▼

Price Reduced



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](#)

Price Reduced



16504C - 118 Avenue

Nerval on 118th Avenue
16504 - 118 Avenue
Edmonton, AB T5V 1C8
Main Floor - Multiple Units

[VIEW BROCHURE](#)

Size: 1,259-16,210 SF
Lease Rate: From \$12.00/SF
Op. Costs: \$12.45

OFFICE RETAIL

Condo development with immediate occupancy. Two-storey office/retail building .

[Karen Chayka](#)

Price Reduced



16504C - 118 Avenue

Nerval on 118th Avenue
16504 - 118 Avenue
Edmonton, AB T5V 1C8
Second Floor - Multiple Units

[VIEW BROCHURE](#)

Size: 1,173-3,595 SF
Lease Rate: From \$12.00/SF
Op. Costs: \$10.55

OFFICE

Condo development with immediate occupancy. Two-storey office/retail building with elevator and second floor common area washrooms. Second floor unit sizes range from 1,120 to 9,548 sq.ft.±.

[Karen Chayka](#)

Leased



10646 - 178 Street NW

Arttec Building
10646 - 178 Street NW
Edmonton, AB T5S 1H4
Second Floor Office

Size: 2,200 SF
Lease Rate: Gross \$2,200.00/MO
Gross

OFFICE

2,200 sq.ft. (more or less) improved as follows: Six (6) private offices (ability to create additional offices if required); Boardroom; Two (2) washrooms; Fully equipped kitchen; Reception area. Parking - seven (7) stalls. Exposure to 178th Street with easy access to Anthony Henday Drive and Yellowhead Trail.

[Vince Caputo](#)

Leased



6627 - 177 Street NW

Callingwood Square
6715 - 177 Street
Edmonton, AB T5T4K3
6715

Size: 1,290 SF
Lease Rate: \$28.00/SF
Op. Costs: \$14.00

[VIEW VR TOUR](#)

OFFICE RETAIL

1,290 sq.ft. retail/office space. Excellent location in west Edmonton that services multiple communities and provides easy access to arterial roadways and generous parking. Anchored by McDonald's and Shell gas station.

[Don Robinson](#)



10019 - 167 Street

Glenwood Office Space
10021 - 167 Street
Edmonton, AB T5P 3W3
10021

 [VIEW BROCHURE](#)

Size: 1,150 SF
Lease Rate: \$1,950.00/MO
Gross

OFFICE

1,150 sq.ft.± second floor office space. Improved with 6 private offices, reception area and washroom. Close access to 100 Avenue, Stony Plain Road and 170 Street.

Kevin Mockford



10019 - 167 Street

Glenwood Office Space
10029 - 167 Street
Edmonton, AB T5P 3W3
10029

 [VIEW BROCHURE](#)

Size: 1,150 SF
Lease Rate: \$1,950.00/MO
Modified Gross

OFFICE

1,150 sq.ft.± second floor office space. Improved with 2 private offices, large open area and washroom. Close access to 100 Avenue, Stony Plain Road and 170 Street.

Kevin Mockford



10030 - 167 Street

Jasper Plaza
10030 - 167 Street
Edmonton, AB T5P 3W4
10030

 [VIEW BROCHURE](#)

Size: 6,053 SF
Lease Rate: \$11.00/SF
Op. Costs: \$7.00

 [VIEW VR TOUR](#)

OFFICE

6,053 sq.ft.± improved with 15 private offices, fully equipped kitchen and potentially 3 boardroom areas or open bullpen/work station areas. Close to Stony Plain Road, 170 Street, Anthony Henday Drive and Yellowhead Trail. Underground parking available.

Kevin Mockford



10440 - 176 Street NW

17611 - 105 Avenue
Edmonton, AB T5S 1L3
201

 [VIEW BROCHURE](#)

Size: 1,088 SF
Lease Rate: \$8.00/SF
Op. Costs: \$5.00

OFFICE

Strategically located in West Edmonton. Fully developed office space with 4 offices, reception area or open work area, kitchenette, 1 private washroom and 2 common area washrooms. Double row surface parking. Well maintained and managed 2 storey property. Easy access to Stony Plain Road, Anthony Henday Drive and Yellowhead.

Daniel Amero
Kevin Mockford
Gordon Lough



10440 - 176 Street NW

17611 - 105 Avenue
Edmonton, AB T5S 1L3
202

 [VIEW BROCHURE](#)

Size: 1,500 SF
Lease Rate: \$8.00/SF
Op. Costs: \$5.00

OFFICE

Strategically located in West Edmonton. Fully developed office space with 5 offices, reception area or open work area, kitchenette, and 2 common area washrooms. Double row surface parking.

Daniel Amero
Kevin Mockford
Gordon Lough



10440 - 176 Street NW

207, 10470 - 176 Street
Edmonton, AB T5S 1L3
207

 [VIEW BROCHURE](#)

Size: 923 SF
Lease Rate: \$10.00/SF
Op. Costs: \$6.00

OFFICE

Strategically located in West Edmonton. Fully developed office space with (2) offices, reception area, open work area and kitchenette, and (2) public washrooms. 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

10470 - 176 Street
Edmonton, AB T5S 1L3
202/203/204/205

 [VIEW BROCHURE](#)

Size: 4,867 SF
Lease Rate: \$10.00/SF
Op. Costs: \$6.00

OFFICE

Strategically located in West Edmonton. Fully developed office space with 16 offices, 1 large boardroom, reception area, open work area, kitchenette, server room, 2 storage rooms, 1 private washroom with shower & 2 common area washrooms. Double row surface parking. Well maintained and managed 2 storey property. Easy access to Stony Plain Road, Anthony Henday Drive and Yellowhead.

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

10440 - 176 Street
Edmonton, AB T5S 1L3
Multiple 2nd Floor Units

 [VIEW BROCHURE](#)

Size: 1,196-2,392 SF
Lease Rate: \$13.00/SF
Modified Gross

OFFICE

Strategically located in West Edmonton. Fully developed office spaces available, ranging from 1,196-2,392 sq.ft.±. Move in ready with updated flooring for new tenants. Double row surface parking.

Daniel Amero
Kevin Mockford



10440 - 176 Street NW

10470 - 176 Street
Edmonton, AB T5S 1L3
Unit 102

 [VIEW BROCHURE](#)

Size: 2,621 SF
Lease Rate: \$10.00/SF
Op. Costs: \$6.00

OFFICE

Fully developed office space with 7 offices, boardroom, server room, kitchenette, large open reception area. 2 public washrooms. Double row surface parking. Well maintained and managed 2 storey property. Easy access to Stony Plain Road and Anthony Henday Dr.

Daniel Amero



10440 - 176 Street NW

10470 - 176 Street
Edmonton, AB T5S 1L3
Unit 201

 [VIEW BROCHURE](#)

Size: 1,489 SF
Lease Rate: \$10.00/SF
Op. Costs: \$6.00

OFFICE

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



10703 - 181 Street NW

Weststreet Building
10703 - 181 Street NW
Edmonton, AB T5S 1N3
100

 [VIEW BROCHURE](#)

Size: 2,700 SF
Lease Rate: \$9.00/SF
Op. Costs: \$8.25

OFFICE

Main floor office space at attractive rental rates. Corner unit with window wrapping around two sides. Currently comprised of a mix of private office space and open work area, including a boardroom, kitchenette, storage and washrooms. Two rows of common parking.

Chad Snow
Kari Martin



10731 - 180 Street NW

200, 10743/47 - 180 Street
Edmonton, AB T5S1G6

 [VIEW BROCHURE](#)

Size: 1,680 SF
Lease Rate: \$13.00/SF
Gross

OFFICE

Fully developed office space with 5 offices, reception area, open area for cubicles, 2 kitchenettes, 2 private washrooms. Double row surface parking. Well maintained and managed 2 storey property.

Daniel Amero
Kevin Mockford
Gordon Lough



10731 - 180 Street NW

200, 10735/39 - 180 Street
Edmonton, AB T5S1G6

 [VIEW BROCHURE](#)

Size: 1,738 SF
Lease Rate: \$13.00/SF
Gross

OFFICE

Fully developed office space with 4 offices, reception area, Boardroom, open area for cubicles, kitchenette, 2 private washrooms. Double row surface parking.

Daniel Amero
Kevin Mockford
Gordon Lough



10783 - 180 Street

180 Street Building
10783 - 180 Street
Edmonton, AB T5S 1G6

 [VIEW BROCHURE](#)

Size: 2,520 SF
Lease Rate: \$13.00/SF
Modified Gross

OFFICE

Strategically located in West Edmonton. With easy access to Stony Plain Road, Anthony Henday Drive and Yellowhead Highway. Fully developed office space with 7 offices, boardroom, server room, storage room, kitchen, 2 kitchenettes, large open reception area.

Daniel Amero
Kevin Mockford



11050 - 156 Street

Klondike Centre
2nd Floor, 11050 - 156 Street
Edmonton, AB T5P 4M8
2nd Floor Offices

 [VIEW BROCHURE](#)

Size: 900 - 7,138 SF
Lease Rate: \$6.00/SF
Op. Costs: \$9.00

OFFICE

900 sq.ft.± up to 7,138 sq.ft.± of contiguous space available. Second floor walkup office space on a visible corner intersection with exposure to 111 Avenue. Ample surface parking. Potential for pylon signage.

Chad Snow
Kari Martin



11612 - 170 Street

Oxford Building
11612 - 170 Street
Edmonton, AB T5S 1J7
Multiple Units

 [VIEW BROCHURE](#)

Size: 2,262 SF
Lease Rate: \$8.00/SF
Op. Costs: \$5.61

OFFICE

2,262 sq.ft second floor office space. Improved with 8 private offices, storage room and lunch room. Unit has access to common washrooms.

Kevin Mockford
Gordon Lough



12100 - 163 Street

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

 [VIEW BROCHURE](#)

Size: 2,175; 2,304 or 4,479 SF
Lease Rate: \$5.00/SF
Op. Costs: \$4.55

OFFICE

2,175; 2,304 or 4,479 sq.ft.± rentable sq.ft.±. Office space is developed into private offices, washrooms, etc. Immediately available. Building is conveniently located on 163 Street just north of 118th Avenue, with quick access to 170th Street, 156 Street, Yellowhead Trail and Anthony Henday Drive.

Karen Chayka



13003 - 156 Street

156 Street Business Park
13003 - 156 Street
Edmonton, AB T5V 0A2
13003

 [VIEW BROCHURE](#)

Size: 3,982 SF
Lease Rate: MARKET
Op. Costs: \$7.00

OFFICE

Opportunity to lease 3,982 sq.ft. Office/Warehouse space at 156 Street Business Park. Main floor consists of 1,651 sq.ft. reception, offices, boardroom, kitchenette and 625 sq.ft. of warehouse storage with 12'x14' grade loading door. Second floor built out with 1,706 sq.ft. of offices, open bullpen area and newly finished kitchenette.

Derek Claffey
Chad Griffiths
Ryan Brown
Drew Joslin



13803 - 127 Street

13815 - 127 Street
Edmonton, AB - Alberta T6V1A8

 [VIEW BROCHURE](#)

Size: 6,138 SF
Lease Rate: \$10.00/SF
Op. Costs: \$13.75

OFFICE

Fully developed office space with elevator access directly into suite. Parking on site. Located within close proximity to national anchors. Major roadways within close proximity: 127th Street, 137th Avenue, Yellowhead Trail, Anthony Henday Drive.

Julie Lam



14220 - 112 Avenue NW

14220 - 112 Avenue NW
14220 - 112 Avenue
Edmonton, AB T5M2T8
Basement

 [VIEW BROCHURE](#)

Size: 4,052 SF
Lease Rate: \$6.00/SF
Op. Costs: \$14.90

OFFICE

Tenants have access to common area lounge, auditorium and 4 secure levels of parking. Lower level is move in ready. Currently built out as 2 large open rooms. Recently upgraded elevator. Quick access to Yellowhead Trail, Stony Plain Road and St. Albert Trail.

Drew Joslin
Derek Claffey
Darcie Brown



14220 - 112 Avenue NW

14220 - 112 Avenue NW
14220 - 112 Avenue
Edmonton, AB T5M2T8
Second Floor

 [VIEW BROCHURE](#)

Size: 1,113 SF
Lease Rate: \$12.00/SF
Op. Costs: \$14.90

OFFICE

Second floor is currently shell space ready for interior improvements.

Drew Joslin
Derek Claffey
Darcie Brown



14815 Yellowhead Trail NW

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

 [VIEW BROCHURE](#)

Size: 1,420 - 4,743 SF
Lease Rate: From \$10.00/SF
Op. Costs: \$8.50

OFFICE RETAIL

Small bay warehouse retail. Located across the street from Costco. New improvements. Grade loading. 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



14903 - 111 Avenue NW

High Park Corner
14903 - 111 Avenue
Edmonton, AB T5M 2P6
2nd, 3rd Floor Units

 [VIEW BROCHURE](#)

Size: 1,334-4,946 SF
Lease Rate: \$8.00/SF
Op. Costs: \$13.25

OFFICE

A three storey office building, featuring underground and surface parking, on a highly visible site. Elevator access to the second and third floors. High Park Corner is located in Northwest Edmonton, five minutes from downtown, at a busy intersection of 149 Street and 111 Avenue. Building signage potential. Professionally managed building. Telus fibre available. Turnkey options.

Chad Snow
Kari Martin



16604 - 109 Avenue NW

Mayfield Plaza
16604 - 109 Avenue NW
Edmonton, AB T5P 0Z4
Multiple Units

 [VIEW BROCHURE](#)

Size: 1,179 and up SF
Lease Rate: From \$12.00/SF
Op. Costs: \$7.93

OFFICE RETAIL

High exposure retail space available on Mayfield Road. Variety of options from 1,180 sq. ft.± and up. Over five rows of common parking. Overhead loading available in some units. Small turnkey units available. Large open showroom areas ready for your finishing touches.

Chad Snow
Kari Martin



17306 - 116 Avenue NW

Winfield Industrial
17304 - 116 Avenue
Edmonton, AB T5S 2X2

 [VIEW BROCHURE](#)

Size: 3,652 SF
Lease Rate: \$8.00/SF
Op. Costs: \$6.25

OFFICE

3,652 sq.ft.± second floor office. Plenty of on-site parking. Quick access to 170 Street, Yellowhead Trail, and Anthony Henday.

Drew Joslin
David Sabo
Chad Griffiths
Kevin Mockford
Ed Stenger



17511 - 107 Avenue

207, 17511 - 107 Avenue
Edmonton, AB T5S 1E5
207

 [VIEW BROCHURE](#)

Size: 1,810 SF
Lease Rate: \$13.50/SF
Gross

OFFICE

Unit 207: 1,810 sq.ft.± improved with 1 office, large open area, and kitchenette. Fibre optic service available.

Kevin Mockford



8700 Meadowlark Road

Meadowlark Professional Building
8702 Meadowlark Road
Edmonton, AB T5R 5W5
Multiple Units

 [VIEW BROCHURE](#)

Size: 364-4,928 SF
Lease Rate: \$12.00/SF
Op. Costs: \$14.08

OFFICE

Exposure to 87 Avenue and 159 Street. Easily accessible west end location. Located along future Valley Line West LRT route with 3 minute walk to closest stop.

Darcie Brown
Drew Joslin
Ryan Brown
Chad Griffiths



9509 - 156 Street

West End Medical Building
9509 - 156 Street
Edmonton, AB T5P 4J5
Multiple Units

 [VIEW BROCHURE](#)

Size: Starting from 1,000 SF
Lease Rate: From \$12.00/SF
Op. Costs: \$14.00

 [VIEW VR TOUR](#)
[VIEW THIRD FLOOR UNITS](#)

OFFICE

Busy medical professional building fronting 156 street. Newly renovated. Surrounding high density residential area. 5 minutes to Misericordia Hospital. Directly on Valley Line LRT. Free surface parking for patients. Energized parking stalls available. 2 elevators.

Don Robinson



10310 - 124 Street

The Century Building
10310 - 124 Street
Edmonton, AB T5N1R2
200 and 210

 [VIEW BROCHURE](#)

Size: 1,059 and 1,235 SF
Lease Rate: MARKET
Op. Costs: \$17.01

 [VIEW VR TOUR](#)
[SUITE 210](#)

OFFICE

Ideally situated along the vibrant 124 Street close to numerous restaurants, cafes and amenities. Two efficiently designed bright offices available for immediate possession. Attractive building home to Remedy Café on the main floor. Secure underground heated parking. Professionally managed by Canderel.

Vince Caputo
Daniel Yarmon



17410 107 Avenue

17410 107 Avenue
Edmonton, AB - Alberta T5S1E9

 [VIEW BROCHURE](#)

Size: 7,400 - 15,400 SF
Lease Rate: From \$9.00/SF
Op. Costs: \$8.75

 [VIEW VR TOUR](#)
[VIEW 2ND FLOOR](#)

OFFICE RETAIL

7,700 - 15,400 sq.ft.± freestanding office/retail building for sale or for lease. Current build out consists of 10-13 large offices, kitchenette, boardroom, reception, private entrance and washrooms on the second floor with a largely open concept retail/office set up on the main floor.

Ryan Brown
Darcie Brown
Chad Griffiths
Drew Joslin
Conor Clarke



11050 - 156 Street

Klondike Centre
11094 - 156 Street
Edmonton, AB T5P 4M8
11094

 [VIEW BROCHURE](#)

SUBLEASE

Size: 1,516 SF
Lease Rate: \$12.00/SF
Op. Costs: \$8.50

OFFICE RETAIL

Main floor retail/office space in a conveniently located building. Sitting on the edge of both commercial and residential areas with exposure to 111 Avenue and 156 Street. Ample surface parking. Mix of open retail and storage area, this space works for a variety of users. Professionally managed property. Second floor office options also available in the building - see agent for details.

Chad Snow
Kari Martin

▼ WEST 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



11611C - 107 Avenue

11611 - 107 Avenue
Edmonton, AB T5H 0P9
301

 [VIEW BROCHURE](#)

Size: 1,984 SF
Sale Price: \$599,000.00

OFFICE

Newly developed commercial building ideal for professional or medical users. Tilted secure underground parking stalls included with visitor parking available. Location is close to downtown Edmonton and 124 Street corridor. Variety of amenities in nearby area.

Darcie Brown
Drew Joslin
Ryan Brown
Chad Griffiths



16504C - 118 Avenue

Nerval on 118th Avenue
16504 - 118 Avenue
Edmonton, AB T5V 1C8
Main Floor - Multiple Units

 [VIEW BROCHURE](#)

Size: 1,259-16,210 SF
Sale Price: \$263,000.00

OFFICE RETAIL

Condo development with immediate occupancy. Two-storey office/retail building.

Karen Chayka

Price Reduced



16504C - 118 Avenue

Nerval on 118th Avenue
16504 - 118 Avenue
Edmonton, AB T5V 1C8
Second Floor - Multiple Units

[VIEW BROCHURE](#)

Size: 1,173-3,595 SF
Sale Price: \$263,000.00

OFFICE

Condo development with immediate occupancy. Two-storey office/retail building with elevator and second floor common area washrooms. Second floor unit sizes range from 1,120 to 9,548 sq.ft.±.

Karen Chayka



10310 - 124 Street

The Century Building
10310 - 124 Street
Edmonton, AB T5N1R2
Building

[VIEW BROCHURE](#)

Size: 21,835 SF
Sale Price: \$5,900,000.00

OFFICE RETAIL 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 with current report Net Operating Income (Fully Stabilized) of \$412,290.96 (2023) per annum.

Vince Caputo
Daniel Yarmon



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



5328 Admiral Girouard Street NW

5314 Admiral Girouard Street
Edmonton, AB T5E6Z7

[VIEW BROCHURE](#)

Size: 1,959 SF
Sale Price: \$995,000.00

OFFICE RETAIL

The recently established professional condominium complex is comprised of five buildings dedicated to medical, retail, and professional services. Located along the high-traffic 137th Avenue, the location has a daily flow of 29,000 vehicles per day. Conveniently reachable, the Griesbach community has a high-density population of approximately 13,700 residents.

Hennadiy Menyaylov



10310 - 124 Street

The Century Building
10310 - 124 Street
Edmonton, AB T5N1R2
200 and 210

[VIEW BROCHURE](#)

Size: 1,059 and 1,235 SF
Sale Price: Call Listing Agent

[VIEW VR TOUR](#)
SUITE 210

OFFICE

Ideally situated along the vibrant 124 Street close to numerous restaurants, cafes and amenities. Two efficiently designed bright offices available for immediate possession. Attractive building home to Remedy Caf   on the main floor. Secure underground heated parking. Professionally managed by Canderel.

Vince Caputo
Daniel Yarmon



17410 107 Avenue

17410 107 Avenue
Edmonton, AB - Alberta T5S1E9

[VIEW BROCHURE](#)

Size: 7,400 - 15,400 SF
Sale Price: \$5,795,000.00

[VIEW VR TOUR](#)
[VIEW 2ND FLOOR](#)

OFFICE RETAIL

7,700 - 15,400 sq.ft.± freestanding office/retail building for sale or for lease. Current build out consists of 10-13 large offices, kitchenette, boardroom, reception, private entrance and washrooms on the second floor with a largely open concept retail/office set up on the main floor.

Ryan Brown
Darcie Brown
Chad Griffiths
Drew Joslin
Conor Clarke

▼ SOUTH EDMONTON - LEASE ▼



5003 - 55 Avenue NW

Amnor Professional Centre Phase 1&2
309, 5227 - 55 Avenue
Edmonton, AB T6B 3V1
309

[VIEW BROCHURE](#)

SUBLEASE

Size: 4,000-5,000 SF
Lease Rate: \$13.00/SF
Op. Costs: \$12.53

OFFICE

4,000 - 5,000 sq.ft.± of Class A professionally finished and demisable office space with elevator. Finished with 13-17 offices, plus additional functional work space. Great access to Whitemud Drive and 50th Street. 5 parking stalls per 1,000 sq.ft.

Daniel Amero
Kevin Mockford



10507 - 81 Avenue

81 Avenue Office
10509 - 81 Avenue
Edmonton, AB T6E 1X7
Multiple Options

[VIEW BROCHURE](#)

Size: 800-6,690 SF
Lease Rate: \$12.00/SF
Op. Costs: \$12.75

OFFICE

800 - 6,690 sq.ft.± available. Variety of demising options. Excellent location in Old Strathcona one block south of Whyte Avenue on 105 Street; close to downtown and the U of A.

Darcie Brown
Ryan Brown
Drew Joslin



5404 - 97 Street NW

5414 - 97 Street
Edmonton, AB T6E 5C1
2nd Floor Office

Size: 1,706 SF
Lease Rate: \$19.75/SF
Gross

[VIEW VR TOUR](#)

OFFICE

Second floor office space. Solid doors in office. 3 offices, boardroom, ladies and mens washroom, kitchen, and lunch room. Direct exposure to 97 Street. First class renovated offices providing turn key opportunity.

Hennadiy Menyaylov



6603 - 99 Street

6613 - 99 Street
Edmonton, AB T6E 3P7
201/202

Size: 2,400 - 4,800 SF
Lease Rate: \$13.50/SF
Gross

OFFICE

2,400 sq.ft.± up to 4,800 sq.ft. second floor office spaces can accommodate a variety of professional users.

Vince Caputo

Leased



6750 - 75 Street NW

Enterprise Center
6768 - 75 Street
Edmonton, AB T6E 6T9
201, 6768

Size: 1,442 SF
Lease Rate: \$7.00/SF
Op. Costs: \$6.00

OFFICE

1,442 sq.ft.± professionally finished second floor office space consisting of reception area, open work/meeting area, two (2) private offices, kitchenette, and file storage

Vince Caputo

Leased



9324 - 49 Street

Eastgate Business Centre
9366 - 49 Street
Edmonton, AB T6B 2L7
202

Size: 872 SF
Lease Rate: \$5.00/SF
Op. Costs: \$11.25

OFFICE

Second floor office space. Walk up. Air conditioned. Common area washrooms. Immediate access to Sherwood Park Freeway, Whitemud Freeway via 50th Street.

Karen Chayka



10004 - 29A Avenue

29A Avenue Building
10004 - 29A Avenue
Edmonton, AB T6N 1A8
Multiple Units

 [VIEW BROCHURE](#)

Size: 928 SF
Lease Rate: \$1,025.00/MO
Gross

OFFICE

Fully air conditioned second floor offices. Private washrooms. Property is located in the Parsons Industrial neighbourhood in Southeast Edmonton. Close proximity to 99th Street/Parsons Road, Calgary Trail/Gateway Boulevard, South Edmonton Common and Anthony Henday Drive.

Kim Sarnecki



10020 - 79 Avenue

10024 - 79 Avenue
Edmonton, AB T6E 1R5

 [VIEW BROCHURE](#)

Size: 600 SF
Lease Rate: \$1,000.00/MO
Gross

OFFICE

600 sq.ft office on main floor. 2 private offices. Utilities included in monthly rent. Private washroom. Close proximity to 99 Street, Gateway Boulevard and Whyte Ave.

Gordon Lough
Kevin Mockford



10355 - 82 Avenue

Tipton Block
10357 - 82 Avenue
Edmonton, AB T6E 1Z9
Multiple Units

 [VIEW BROCHURE](#)

Size: 1,130 - 2,873 SF
Lease Rate: MARKET
Op. Costs: \$14.79

OFFICE

Historic building located in the heart of Whyte Avenue. Building recently underwent upgraded facade, fully renovated common areas as well as upgrades to HVAC. Economical lease rates in a highly desirable location.

Darcie Brown
Drew Joslin
Ryan Brown



10507 - 81 Avenue

81 Avenue Office
10509 - 81 Avenue
Edmonton, AB T6E 1X7
10509

 [VIEW BROCHURE](#)

Size: 800-6,690 SF
Lease Rate: \$12.00/SF
Op. Costs: \$12.75

OFFICE

800 - 6,690 sq.ft.± available. Variety of demising options. Excellent location in Old Strathcona one block south of Whyte Avenue on 105 Street; close to downtown and the U of A. Parking on site with ample street parking. Building signage and naming rights available. Fibre optic service available.

Ryan Brown
Chad Griffiths
Drew Joslin



10814 - 82 Avenue

10816A - 82 Avenue
Edmonton, AB T6E 2B3
206

 [VIEW BROCHURE](#)

Size: 545 SF
Lease Rate: \$12.00/SF
Op. Costs: \$9.88

OFFICE

545 sq.ft.± office on second floor. Gas, electricity and water by Landlord. Well maintained building. New windows. Fronting on 82 Avenue. Immediate access to a wide variety of amenities. One parking stall included.

Ed Stenger
David Sabo
Kevin Mockford
Gordon Lough



1665C - 91 Street SW

1657 - 91 Street SW
Edmonton, AB T6X0W8
1657

 [VIEW BROCHURE](#)

Size: 2,703 SF
Lease Rate: \$16.00/SF
Op. Costs: \$11.65

OFFICE

Office/Showroom with high end interior finishes/fixtures. Space caters to a variety of professional/retail user that require a small warehouse component. Located in Summerside community with exposure to the 91st (Nisku Spine Road). Rear warehouse component for storage serviced by 10'x10' O/H door. Ample on-site parking.

Vince Caputo
Ryan Brown
Chad Griffiths
Drew Joslin



2551 Hewes Way

Hewes Medical Centre
2551 Hewes Way
Edmonton, AB T6L 6W6
Main floor

 [VIEW BROCHURE](#)

Size: 4,000 SF
Lease Rate: \$19.00/SF

 [VIEW VR TOUR](#)

OFFICE

Fully developed medical facility. Established Mill Woods population of 156,133 residents (5 km radius). Close proximity to Grey Nuns Hospital. Direct exposure to Hewes Way. Close proximity to future Davies LRT Station, part of Valley Line extension. Across the street from Mill Woods Transit Centre.

Julie Lam



2551 Hewes Way

Hewes Medical Centre
2551 Hewes Way
Edmonton, AB T6L 6W6
Second Floor

 [VIEW BROCHURE](#)

Size: 1,800-8,800 SF
Lease Rate: From \$19.00/SF

 [VIEW VR TOUR](#)

OFFICE

Fully developed medical facility. Established Mill Woods population of 156,133 residents (5 km radius). Close proximity to Grey Nuns Hospital. Direct exposure to Hewes Way. Close proximity to future Davies LRT Station, part of Valley Line extension.

Julie Lam



3807 - 98 Street

3827 - 98 Street
Edmonton, AB T6E 5V4
3827

 [VIEW BROCHURE](#)

Size: 3,021 SF
Lease Rate: \$12.00/SF
Op. Costs: \$5.18

OFFICE

3,021 sq.ft.± developed office space. 7 private offices. Open office area. File storage room. Additional storage area. Easy access to 99 Street, Whitemud Drive, and Gateway Blvd/Calgary Trail.

Kevin Mockford



4220 - 98 Street

Springwood Court
4220 - 98 Street
Edmonton, AB T6E 5V5
Multiple Units

 [VIEW BROCHURE](#)

Size: 2,347 SF
Lease Rate: \$10.00/SF
Op. Costs: \$14.95

OFFICE

Multiple size configurations available. Great accessibility off Whitemud Drive and 98 Street. Surface and covered parking available. Turnkey options available. Lobby upgrade to be completed. Professionally managed building.

Kevin Mockford
Daniel A. Amero
Gordon Lough



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 - 87 Street

Belwood Office
4804 - 87 Street
Edmonton, AB T6E 5W3
Multiple Units

 [VIEW BROCHURE](#)

Size: 1,597 - 5,500 SF
Lease Rate: MARKET
Op. Costs: \$10.28

OFFICE

From 1,597 sq.ft.±. Central south Edmonton location, just off of Whitemud Freeway. Corner units available. Main and second floor units available.

Kim Sarnecki



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



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



5524 Calgary Trail NW

Plaza 55
5546 Calgary Trail NW
Edmonton, AB T6H 4K1
5546



Size: 1,280 SF
Lease Rate: From \$16.00/SF
Op. Costs: \$13.25

OFFICE RETAIL

An attractive retail strip mall with 12 tenant bays. Fully air conditioned. Awning signage. Over two rows of parking. Pylon signage available at market rates.

Chad Snow
Kari Martin



6025 - 86 Street NW

Wagner Plaza
8509 Wagner Road
Edmonton, AB T6E 5A7



Size: 1,838 - 4,326 SF
Lease Rate: \$10.00/SF
Op. Costs: \$4.72

OFFICE RETAIL

Main floor office space with exposure to Wagner Road and 83 Street. Corner unit with large windows.

Darcie Brown
Drew Joslin
Ryan Brown
Chad Griffiths



6750 - 75 Street NW

ENTERPRISE CENTER
6766 - 75 Street
Edmonton, AB T6E 6T9
6766



Size: 2,519 SF
Lease Rate: \$15.00/SF
Op. Costs: \$8.80

OFFICE

Modern high end office finishing with functional layout. Comprised of 6 offices, boardroom, kitchenette and two washrooms. Space ideal for professional tenants (ie. accountant, lawyer, engineer, etc.). Space offers exposure to approximately 35,500 vehicles per day (City of Edmonton traffic count, 2022). Double row front parking and rear parking available.

Vince Caputo



6912 Roper Road NW

Bridgewater Business Park
6912 Roper Road
Edmonton, AB T6B 3H9
6912



Size: 4,200 SF
Lease Rate: From \$12.00/SF
Op. Costs: \$7.33

OFFICE

4,200 sq.ft.± office space, including 13 offices and open work spaces over two floors. Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. Close proximity to future Davies LRT Station.

Julie Lam



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



8703 - 50 Street NW

Poplar Business Centre
8711 - 50 Street
Edmonton, AB T6B 1E7
Multiple Units

 [VIEW BROCHURE](#)

Size: 1,043 - 4,685 SF
Lease Rate: \$14.50/SF
Gross

OFFICE

Second floor offices (walk up, no elevator). Recent building improvements: Common area washrooms: new wall tiles, sinks, counter tops and new LED lighting.

Karen Chayka



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



9343 - 50 Street

Parkwood Office Centre
9343/53/63 - 50 Street
Edmonton, AB T6B 2L5
Multiple Units

 [VIEW BROCHURE](#)

Size: 761 to 1,706 SF
Lease Rate: From \$14.00/SF
Op. Costs: \$15.76

OFFICE

Highly coveted opportunity to Lease space within the Parkwood Office Centre, a professional office complex comprised of three individual single storey buildings. Three units remaining with varying size/layout options between 761 sq.ft. to 1,706 sq.ft.; 761 sq.ft.± unit with three private offices, reception, and small kitchenette area; 1,020 sq.ft.± retail/office unit with functional open layout and bathrooms; 1,706 sq.ft.± office unit with large open work area and four private offices.

Michael Parsons
Derek Claffey



9440 - 49 Street

Western Law Building
9440 - 49 Street
Edmonton, AB T6B 2M9
230

 [VIEW BROCHURE](#)

Size: 3,713 SF
Lease Rate: From \$4.50/SF
Op. Costs: \$9.15

OFFICE

Economic and functional office space that can accommodate a variety of professional users. Well maintained professional building located in Capilano area within east Edmonton corridor.

Vince Caputo



9603 - 45 Avenue

Westminster Business Park
Building B & C
Edmonton, AB T6E 5Z8
9635



Size: 3,689 SF
Lease Rate: MARKET
Op. Costs: \$6.00

OFFICE

Main floor office space. Corner unit. 9 offices, reception area, boardroom, server room and washrooms. Ample surface parking. Office is air conditioned. Fibre optic internet to the building.

Chad Griffiths
Ryan Brown
Darcie Brown



9603 - 45 Avenue

Westminster Business Park
9693 - 45 Avenue
Edmonton, AB T6E 5Z8
9693



Size: 1,858 SF
Lease Rate: MARKET
Op. Costs: \$6.00

OFFICE

1,858 sq.ft.± second floor office space 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. Fibre optic internet to the building.

Chad Griffiths
Ryan Brown
Drew Joslin



9712 - 54 Avenue

9730 - 54 Avenue
Edmonton, AB T6E 0A9
Multiple Units



Size: 1,050; 1,600 - 3,200 SF
Lease Rate: From \$7.50/SF
Op. Costs: \$4.58

OFFICE

Second floor office space available immediately. Walking distance to bus stop on 51 Avenue. Conveniently located between 97 Street and 99 Street North of 51 Avenue.

Drew Joslin
Darcie Brown
Ryan Brown
Chad Griffiths



4601 - 99 Street

Block 99
4603 - 99 Street
Edmonton, AB T6E4Y1
4603



SUBLEASE

Size: 1,441 SF
Lease Rate: From \$16.00/SF
Op. Costs: \$8.16

OFFICE RETAIL

1,441 sq.ft.± open retail/showroom/office space available. Two rows of parking. Full exterior renovation completed. Great exposure along 99th Street. Centrally located with great access to major arterials such as Calgary Trail, Gateway Blvd, and Whitemud Drive.

Ryan Brown
Vince Caputo
Chad Griffiths
Chad Snow



8703 - 50 Street NW

Poplar Business Centre
8717 - 50 Street
Edmonton, AB T6B 1E7
8717



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



9618 - 42 Avenue NW

Whitemud Business Park
9618 - 42 Avenue
Edmonton, AB T6E 5Y4
202



SUBLEASE
Size: 2,540 SF
Lease Rate: \$19.00/SF
Op. Costs: \$14.92

OFFICE
Flexible term lengths, ideal for a variety of uses. Prominent south central office park located just off Whitemud Drive. Exclusive on-site fitness facility (future upgrades planned!). High parking ratio availability 3:1000 SF surface and visitor parking directly on-site. \$8M in recent upgrades including mechanical, building exterior, lobbies and elevators. Planned outdoor amenities area coming soon!

Hennadiy Menyaylov



9910 - 39 Avenue

9910 - 39 Avenue
Edmonton, AB T6E 5H8
102



SUBLEASE
Size: 2,500 SF
Lease Rate: \$18.00/SF
Op. Costs: \$14.46

OFFICE
2,500 sq.ft. of furnished office space. Currently built out as 8 offices, 4 meeting rooms, kitchen and a presentation room. High quality finishings, Class A building operating outside of busy downtown core. Upgraded common area and facade improvements. 7 surface stall parking lots. Brand new common washrooms. Fiber optics. Professionally managed by Canderel.

Drew Joslin
Darcie Brown
Chad Griffiths
Ryan Brown

▼ SOUTH EDMONTON - SALE ▼



10010 - 79 Avenue

10010 - 79 Avenue
Edmonton, AB T6E 1R5
10010



Size: 4,549 SF
Sale Price: \$990,000.00

OFFICE
Building was substantially renovated with unparalleled design aesthetic. Interior improvements entail good quality materials such as exposed wood beams, new kitchenette, and renovated washrooms, considered to compete with newer office spaces in the market.

Conor Clarke



10507 Saskatchewan Drive

10507 Saskatchewan Drive
Edmonton, AB T6E 4S1



Size: 10,450 SF
Sale Price: \$3,100,000.00



OFFICE RETAIL INVESTMENT
Prime Location: Situated in Old Strathcona with easy access to Whyte Avenue and to Downtown Edmonton. Building Size: 10,450 sq.ft. 1.5-storey professional building with developed sub-grade space. Includes a reception area, multiple private offices, open workspace areas, storage rooms, a kitchen, washrooms and outdoor patio space. Tenant in Place: Currently occupied by Muve Team Realty until February 2027 and Fawkes Coffee & Donuts on month-to-month basis.

Vince Caputo
Michael Parsons



11044 - 82 Avenue

Garneau Professional Centre
11044 - 82 Avenue
Edmonton, AB T6G 0T2
Multiple Units



Size: 732-8,353 SF
Sale Price: \$205,000.00& UP

OFFICE
Garneau Professional Centre is a high-quality office building strategically located within walking distance of the University of Alberta, the LRT line, and an abundance of amenities on Whyte Avenue. With flexible floorplates offering units ranging between 800 €" 8,000 square feet, Garneau Professional Centre offers owner user groups a variety of size options and buildouts. Colisted with Colliers.

Ryan Brown
Darcie Brown
Drew Joslin
Chad Griffiths

Price Reduced



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



2907 Ellwood Drive SW

Parsons Centre
2907 Ellwood Drive SW
Edmonton, AB T6X 0B1
2907

 [VIEW BROCHURE](#)

Size: 5,250 SF
Sale Price: \$1,849,999.00

 [VIEW VR TOUR](#)

OFFICE

5,250 sq.ft.± professionally developed office/warehouse space. Four private offices, open work areas, boardroom/training room, kitchenette, storage/work areas. 10'x14' grade level overhead door. Corner unit with direct exposure to Ellwood Drive SW. Convenient access to Parsons Road, Ellerslie Drive, Gateway Blvd/Calgary Trail, and Anthony Henday Drive.

Kevin Mockford
Gordon Lough



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



6936 Roper Road NW

Bridgewater Business Park
6936/40 Roper Road
Edmonton, AB T6B 3H9

 [VIEW BROCHURE](#)

Size: 7,380 SF
Sale Price: \$1,900,000.00

OFFICE

Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. Close proximity to 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



6950 - 76 Avenue

Argyll Office
6956 - 76 Avenue
Edmonton, AB T6B2R2
211

 [VIEW BROCHURE](#)

Size: 1,214 SF
Sale Price: \$316,000.00

OFFICE

Nicely finished 1,214 sq.ft.± second floor office condo. Currently built out with open concept entry, kitchenette, washroom and two offices. Significant residential population in the area as well as close proximity to a multitude of commercial amenities. Pylon and fascia signage available. Common area washrooms as well as private washroom within unit. Excellent exposure location along Argyll Road and 76 Avenue with easy access to Sherwood Park Fwy (100 Ave).

Derek Claffey
Drew Joslin
Darcie Brown
Ryan Brown
Chad Griffiths



9618 - 42 Avenue NW

Whitemud Business Park

4245 - 97 St | 9622 - 42 Ave | 9618 - 42
Edmonton, AB T6E 5Y4
Multiple Units



Size: 650 - 11,000 SF
Sale Price: \$277,500.00& UP



OFFICE

Whitemud Business Park presents an opportunity to purchase office space on a prominent corner in south central Edmonton. Four premium office condo buildings feature units ranging from 650 SF to full floor opportunities of 11,000 SF. Their modern design offers a variety of build out options that can be customized to enhance workplace efficiency.

Ryan Brown
Darcie Brown
Drew Joslin
Chad Griffiths



8710 - 15 Street

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



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



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

▼ CENTRAL EDMONTON - LEASE ▼



12230 - 107 Avenue

12230 - 107 Avenue
Edmonton, AB T5M 4A8
12230



Size: 1,120 SF
Lease Rate: \$24.00/SF
Op. Costs: \$14.20

OFFICE RETAIL

Located on the high traffic 107th Avenue with exposure to 22,600 vehicles per day (2019 City of Edmonton). 1,120 sq.ft.± corner unit. Public transit located on and across the property. Located one block away from the trendy 124 street in the heart of Westmount neighbourhood, close to Glenora, North Glenora, Queen Mary and Oliver communities.

Hennadiy Menyaylov



9636 - 102A Avenue

9636 - 102A Avenue
Edmonton, AB T5H 0G5
200



Size: 3,011 SF
Lease Rate: \$10.00/SF
Op. Costs: \$17.00

OFFICE

Excellent central location in downtown with easy access to Jasper Ave and 97 Street. Well developed second floor office space with exterior windows in all offices. Two washrooms plus kitchenette. Underground parking. Building signage available. Ideal for Law firms, Accounting offices, Architecture or other professional offices, etc.

Daniel Amero
Drew Joslin
Darcie Brown



10104 - 111 Avenue

Royal Alex Place
10106 - 111 Avenue
Edmonton, AB T5G 0B4
Multiple Units



Size: 1,529 and 1,622 SF
Lease Rate: From \$12.00/SF
Op. Costs: \$16.26



OFFICE RETAIL

1,529 and 1,622 sq.ft.± available for Lease. TI allowance available. Adjacent to Royal Alexandra Hospital & minutes away from Kingsway/Royal Alex LRT Station. Exposure to 31,200 vehicles per day on 111 Avenue and 101 Street (2022 City of Edmonton). Less than 10 minutes to downtown Edmonton.

Hennadiy Menyaylov

Pending

Price Reduced



10238 - 124 Street

The Guardian Building
10240 - 124 Street
Edmonton, AB T5N 3W6
Office Units

 [VIEW BROCHURE](#)

Size: 681 - 10,062 SF
Lease Rate: MARKET
Op. Costs: \$15.50

OFFICE

Office space from 681 - 10,062 sq.ft.±. Excellent location with exposure to 10,000 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking.

Kevin Mockford
Gordon Lough
Darcie Brown
Drew Joslin



10530 - 124 Street

124 Street Prime Office Space
10534 - 124 Street
Edmonton, AB T5N 1S1
Multiple Units

 [VIEW BROCHURE](#)

Size: 500-4,226 SF
Lease Rate: From \$10.00/SF
Op. Costs: \$16.11

 [VIEW VR TOUR](#)
UNIT 301

OFFICE

Unit sizes ranging between 500 sq.ft.± up to 4,226 sq.ft.± with numerous potential demising options to cater to a wide variety of professional, medical, and other office users. Recently renovated options available with varying floorplan layouts to suite many requirements.

Michael Parsons
Kari Martin



10534 - 106 Street

Bassani Building
Multiple Units
Edmonton, AB T5H2X6
Second Level

 [VIEW BROCHURE](#)

Size: 730-1,920 SF
Lease Rate: \$11.00/SF
Op. Costs: \$10.33

OFFICE

The Bassani Building is a two storey, 36,167 sq.ft. office, retail and warehousing building located on the north edge of City Centre with a view of MacEwan University and Rogers Place Arena from the second floor, making this an ideal location for servicing the City Centre with the ease of accessibility for employees and customers.

Karen Chayka



10711 - 124 Street

124 Street Building
10715 - 124 Street
Edmonton, AB T5M 0H2
Multiple Units

 [VIEW BROCHURE](#)

Size: 760-1,962 SF
Lease Rate: From \$5.00/SF
Op. Costs: \$13.49

OFFICE

Lower level office or storage space at economical rental rates. Options starting from 760 sq.ft.± and up. Variety of build outs with both open space and private office. Secure entry into the property. Air conditioned. Professionally managed property.

Kari Martin
Chad Snow



11507 - 120 Street

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

 [VIEW BROCHURE](#)

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



9935 - 104 Street

9935 - 104 Street
Edmonton, AB T5K 0Z2



Size: 1,150 SF
Lease Rate: \$3,000.00/MO
Modified Gross

OFFICE RETAIL

Unique retail/office building located in downtown Edmonton. 1,150 sq.ft.± of main floor character space. Extensively renovated in 2013. 7 parking stalls in rear. Perfect for professional users. Well established neighborhood. 5 minute drive to Rogers Place, the Ice District and MacEwan University.

Drew Joslin
Ryan Brown
Chad Griffiths



10957 - 124 Street

124 Westmount
10957 - 124 Street
Edmonton, AB T5M0H9
Multiple Units



Size: 689 - 3,907 SF
Lease Rate: From \$25.00/SF



OFFICE RETAIL

Ideal for professional, medical and retail uses. Transit-oriented property located minutes from downtown. Corner site with prime frontage on 124 Street with exposure to 14,800 vehicles per day (City of Edmonton - 2018). Main floor units ranging from 689 sq.ft.±; 2nd Floor units ranging from 1,776 sq.ft.±. Modern construction and building amenities. Access to on-site surface parking, on-street parking and underground heated parkade.

Vince Caputo



10577 - 109 Street

Downtown Office/Retail Space
10577 - 109 Street
Edmonton, AB T5H 3B1



SUBLEASE
Size: 2,500-5,000 SF
Lease Rate: MARKET
Op. Costs: \$8.17

OFFICE RETAIL

2,500 - 5,000 sq.ft.± main floor availability fronting 109 Street. Open concept layout for showroom, open work areas, light manufacturing and offices. Exposure to 32,400 vehicles/day along 109th Street (2019 City of Edmonton). Walking distance to the Downtown Ice District, MacEwan University, LRT and public transit stops. 10'x10' grade loading door for easy shipping/receiving. Potential for new headlease available.

Derek Claffey

▼ CENTRAL EDMONTON - SALE ▼



10508 - 107 Avenue

107 Avenue Building
10508 - 107 Avenue
Edmonton, AB T5H 0W2

Size: 15,051 SF
Sale Price: \$1,500,000.00



OFFICE RETAIL

The property accommodates a wide variety of retail/professional uses with the strong potential to create additional value and grow the net operating income through a prudent leasing plan. Three storey 15,051 SF± retail/office building. Prime exposure along 107 Ave with close proximity to the downtown core. Along new LRT line - 2 blocks from nearest stop. A separately titled 7,500 SF.± site paved parking lot offering 24 stalls is included in the sale.

Vince Caputo
Ghena Menyaylov



10714 - 124 Street

Solstice Building
10714 - 124 Street
Edmonton, AB T5M 0H1

Size: 9,684 SF
Sale Price: \$1,600,000.00



OFFICE RETAIL

Freestanding office/retail building consisting of 9,684 sq.ft.± over two floors. Unique opportunity for both owner/user or investor groups to locate in the highly coveted Westmount community. Highly functional layout with modernized finishings throughout.

Vince Caputo
Michael Parsons



10315 - 109 Street

Harvest Building
10315 - 109 Street
Edmonton, AB T5J1N3

[VIEW BROCHURE](#)

Size: 16,181 SF
Sale Price: \$4,000,000.00

[VIEW VR TOUR](#)

OFFICE RETAIL 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). Tenant in Place: Fully leased to YMCA until March 2024.

Vince Caputo
Michael Parsons



10957 - 124 Street

124 Westmount
10957 - 124 Street
Edmonton, AB T5M0H9
Multiple Units

[VIEW BROCHURE](#)

Size: 689 - 3,907 SF
Sale Price: \$375,000.00

[VIEW VR TOUR](#)

OFFICE RETAIL

Ideal for professional, medical and retail uses. Transit-oriented property located minutes from downtown. Corner site with prime frontage on 124 Street with exposure to 14,800 vehicles per day (City of Edmonton - 2018). Main floor units ranging from 689 sq.ft.±; 2nd Floor units ranging from 1,776 sq.ft.±. Modern construction and building amenities. Access to on-site surface parking, on-street parking and underground heated parkade.

Vince Caputo

▼ NORTHEAST EDMONTON - LEASE ▼



12820 - 97 Street

North District
Building 2, 12820 - 97 Street
Edmonton, AB T5E 4C3
Building 2 - Multiple Units

[VIEW BROCHURE](#)

Size: 916, 1,078 & 1,711 SF
Lease Rate: From \$35.00/SF
Op. Costs: \$11.00

[VIEW VR TOUR](#)

OFFICE RETAIL

North District, Building 2: Building 2 (18,739 SF) offers exceptional visibility and naming signage. Excellent access with multiple access/egress points and exposure along 97 Street with 44,900± VPD. Various opportunities for grocery, restaurants, caf  s, furniture, professional services, health and medical businesses.

Vince Caputo



12912 - 50 Street

North Point
203, 12912 - 50 Street
Edmonton, AB T5A 4L2
203

[VIEW BROCHURE](#)

Size: 779 SF
Lease Rate: \$10.00/SF
Op. Costs: \$7.88

OFFICE

779 sq.ft. office. Fully renovated, fully developed building with air conditioning and elevator access. Building fronts onto 50th Street with exposure to 39,800 vehicles per day (129 Avenue and 50 Street - 2023 City of Edmonton).

Kim Sarnacki



6503 - 118 Avenue

6503 - 118 Avenue
Edmonton, AB T5W 1G5

[VIEW BROCHURE](#)

Size: 350 SF
Lease Rate: \$1,100.00/MO
Modified Gross

OFFICE RETAIL

350 sq.ft.± freestanding retail/office building available immediately for Lease. Unique opportunity to locate within a small standalone property with high exposure at an affordable monthly rate. Recently renovated space consists of large open showroom/work area and private bathroom. Building signage opportunities available.

Michael Parsons



12820 - 97 Street

North District
Building 1, 12820 - 97 Street
Edmonton, AB T5E 4C3
Building 1

 [VIEW BROCHURE](#)

Size: 1,573 SF
Lease Rate: From \$35.00/SF
Op. Costs: \$10.95

OFFICE RETAIL

Join Circle K and other prominent retailers in an exciting redevelopment that will serve as a retail gateway to the north side of Edmonton. Ability to customize and demise space. Excellent access with multiple access/egress points and exposure along 97 Street with 44,900± VPD. Extended sidewalk platform ideal for loading, product staging or outdoor patios.

Vince Caputo



12844 - 97 Street

North District
12844 - 97 Street
Edmonton, AB T5E 4C3
Building 2 - Unit 1 End Cap

 [VIEW BROCHURE](#)

Size: 1,539 SF
Lease Rate: \$30.00/SF
Op. Costs: \$11.00

OFFICE RETAIL

Readily customizable 1,539 sq.ft.± cap end unit. Join Circle K and other prominent retailers in an exciting redevelopment that will serve as a retail gateway to the north side of Edmonton. Excellent access with multiple access/egress points and exposure along 97 Street with 44,900± VPD. Main floor can accommodate various opportunities for grocery, restaurants, cafés, furniture, professional services, health and medical businesses.

Vince Caputo



12912 - 50 Street

North Point
12912 - 50 Street
Edmonton, AB T5A 4L2
Main Floor - Multiple Units

 [VIEW BROCHURE](#)

Size: 778-3,702 SF
Lease Rate: From \$18.00/SF

OFFICE RETAIL

Main floor units available. Fully renovated, fully developed building with air conditioning and elevator access. Building fronts onto 50th Street with exposure to 39,800 vehicles per day (129 Avenue and 50 Street - 2023 City of Edmonton).

Kim Sarnecki



12912 - 50 Street

North Point
12912 - 50 Street
Edmonton, AB T5A 4L2
Multiple Units

 [VIEW BROCHURE](#)

Size: 832 SF
Lease Rate: \$12.00/SF

OFFICE

Second floor unit available. Fully renovated, fully developed building with air conditioning and elevator access. Building fronts onto 50th Street with exposure to 39,800 vehicles per day (129 Avenue and 50 Street - 2023 City of Edmonton).

Kim Sarnecki



12930 - 50 Street

Northland Centre 2
12930 - 50 Street
Edmonton, AB T5A 4L2
204

 [VIEW BROCHURE](#)

Size: 1,814 SF
Lease Rate: \$8.00/SF
Op. Costs: \$14.50

OFFICE

1,814 sq.ft.±. Air conditioned. Elevator in building. Located in Northland Centre on 50th Street blocks north of the Yellowhead Trail and minutes south of Manning Freeway.

Kim Sarnecki



12820 - 97 Street

North District
Building 3, 12820 - 97 Street
Edmonton, AB T5E 4C3
Building 3 - Multiple Units



Size: 1,283 and 1,448 SF
Lease Rate: From \$35.00/SF
Op. Costs: \$11.00



OFFICE RETAIL

Unique Owner/User & Leasing Opportunities with unit sizes ranging from 1,249 sq.ft.±. Building 3: Offers exceptional visibility and naming signage plus up to 1,000+ sq.ft. of exclusive use area idea for child care operators. Excellent access with multiple access/egress points and exposure along 97 Street with 44,900± VPD. Various opportunities for grocery, restaurants, caf  s, furniture, professional services, health and medical businesses.

Vince Caputo

▼ NORTHEAST EDMONTON - SALE ▼



12820 - 97 Street

North District
Building 2, 12820 - 97 Street
Edmonton, AB T5E 4C3
Building 2 - Multiple Units



Size: 916, 1,078 & 1,711 SF
Sale Price: \$312,340.00



OFFICE RETAIL

North District, Building 2: Building 2 (18,739 SF) offers exceptional visibility and naming signage. Excellent access with multiple access/egress points and exposure along 97 Street with 44,900± VPD. Various opportunities for grocery, restaurants, caf  s, furniture, professional services, health and medical businesses.

Vince Caputo



12820 - 97 Street

North District
Building 3, 12820 - 97 Street
Edmonton, AB T5E 4C3
Building 3 - Multiple Units



Size: 1,283 and 1,448 SF
Sale Price: \$641,500.00



OFFICE RETAIL

Unique Owner/User & Leasing Opportunities with unit sizes ranging from 1,249 sq.ft.±. Building 3: Offers exceptional visibility and naming signage plus up to 1,000+ sq.ft. of exclusive use area idea for child care operators. Excellent access with multiple access/egress points and exposure along 97 Street with 44,900± VPD. Various opportunities for grocery, restaurants, caf  s, furniture, professional services, health and medical businesses.

Vince Caputo

▼ ST. ALBERT/STURGEON COUNTY - LEASE ▼



150 Carleton Drive

KDM Building
150 Carleton Drive
St. Albert, AB T8N 6W2



Size: 3,439 SF
Lease Rate: MARKET
Op. Costs: \$6.50

OFFICE RETAIL

Opportunity to lease 3,439 sq.ft.± main floor office/retail space in a growing St. Albert business park. Fully developed unit with high end finishes includes four private offices, boardroom, kitchen, four bullpen areas and storage room. Abundance of surface parking available at no charge. Fibre Optic Internet. Located minutes off Anthony Henday to provide easy access to anywhere in the city.

Derek Claffey
Drew Joslin
Darcie Brown
Chad Griffiths
Ryan Brown



32 St. Anne Street

St. A Square
32 St. Anne Street
St. Albert, AB T8N 1E9



Size: 1,616-13,535 SF
Lease Rate: From \$39.00/SF
Op. Costs: \$8.00

OFFICE RETAIL

Main floor retail/office units from 1,616 to 13,535 sq.ft.±. Steel and concrete construction with geothermal heating and cooling and complete solar panel energy system. Located on the high traffic St. Albert Trail and St. Anne Street in the community of Braeside, one of the first neighbourhoods established in St. Albert, known for plentiful green spaces and proximity to downtown. Accommodates a variety of users such as retail, restaurant, childcare services, medical and professional uses and many more.

Hennadiy Menyaylov



64 Riel Drive

Riel Office Centre
64 Riel Drive
St. Albert, AB T8N 4B7
Multiple Units

[VIEW BROCHURE](#)

Size: 1,003 to 7,488 SF
Lease Rate: From \$12.00/SF
Op. Costs: \$7.60

OFFICE

Great curb appeal. Close proximity to Anthony Henday. Each office receives an abundance of natural light. Sale option available (Contact listing agents). Multiple size options available for lease from 1,003 to 7,488 sqft.±.

Gordon Lough
Kevin Mockford
David Sabo
Ed Stenger



975 St. Albert Trail

975 St. Albert Trail
St. Albert, AB T8N 7H5
120

[VIEW BROCHURE](#)

SUBLEASE

Size: 1,414 SF
Lease Rate: \$42.00/SF
Op. Costs: \$18.75

OFFICE

Fully developed 1,414 sq.ft.± medical office space available for Sublease. Strategically situated in Erin Ridge Shopping Centre along St. Albert Trail. High visibility location surrounded by a variety of shopping and amenity destinations like Costco, Lowes, Old Navy, Marshalls/Homesense, A&W, Starbucks, Tim Hortons, Erin Ridge Dental, Sally Beauty, etc.

Don Robinson

▼ ST. ALBERT/STURGEON COUNTY - SALE ▼



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 VR 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



64 Riel Drive

Riel Office Centre
64 Riel Drive
St. Albert, AB T8N 4B7

[VIEW BROCHURE](#)

Size: 12,394 SF
Sale Price: \$2,550,000.00

OFFICE

Great curb appeal. Close proximity to Anthony Henday. Each office receives an abundance of natural light. Building is fully condominiumized. Plenty of on-site surface parking and on-street parking.

Gordon Lough
David Sabo
Ed Stenger
Kevin Mockford

Price Reduced

Price Reduced

▼ BEAUMONT - LEASE ▼



5601 Magasin Avenue

Place La Rose Du Marais
5601 Magasin Avenue
Beaumont, AB T4X 1V8
Unit 103 & 104

[VIEW BROCHURE](#)

Size: 1,210 & 1,460 SF
Lease Rate: \$18.00/SF
Op. Costs: \$9.00

OFFICE RETAIL

1,210 sq.ft.± and 1,460 sq.ft.± Retail/Office Bays ready for build out. Part of mixed-use residential commercial development with a walkable European style shopping district. Located in southwest Beaumont, a high growth residential area.

Michael Parsons
Vince Caputo

▼ SHERWOOD PARK/STRATHCONA COUNTY - LEASE ▼



111 Broadway Boulevard

Liberty Place Professional Centre
111 Broadway Boulevard
Sherwood Park, AB T8H 2A8
Unit 112

[VIEW BROCHURE](#)

Size: 2,400 - 2,850 SF
Lease Rate: MARKET
Op. Costs: \$10.00

OFFICE

2,400-2,850 sq.ft.± retail/office space located on Broadway Boulevard in Sherwood Park. Other professional tenants include: Core Wellness and Chiropractic, Drift Float Studio & Massage, Regal Tax Services and Park Veterinary. Located near Windsor Plywood, Align Orthodontics, and the Bethel Transit Terminal.

Kevin Mockford
David Sabo
Ed Stenger
Gordon Lough



100 Palisades Way

Palisades Commercial Centre
100 Palisades Way
Sherwood Park, AB T8H 0T1
20

Size: 1,298 SF
Lease Rate: \$20.00/SF
Op. Costs: \$10.72

OFFICE

Excellent location fronting Lakeland Drive. Professional office/retail building. Very attractive main floor unit. On-site parking.

Ed Stenger
Kevin Mockford
David Sabo
Gordon Lough



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



2007 - 91 Avenue

2007 - 91 Avenue
Sherwood Park, AB T6P 1L1

[VIEW BROCHURE](#)

Size: 3,000 SF
Lease Rate: \$11.00/SF
Gross

OFFICE

3,000 sq.ft.± second floor walk-up office. Bright and modern. Easy access to 17 Street, Sherwood Park Freeway and the Anthony Henday.

Don Robinson



501 Bethel Drive

501 Bethel Drive
Sherwood Park, AB T8H 2M7
233

[VIEW BROCHURE](#)

Size: 2,170 SF
Lease Rate: \$22.00/SF
Op. Costs: \$12.00

OFFICE

Excellent location with close access to Sherwood Drive and Baseline Road. Professional medical centre. On-site parking. Immediate possession. Existing tenants include Visionary Eye Centre, Aspire Dental, Medical Imaging Consultants, Dynalife, The Ear Clinic, Living Sounds Hearing, Sleep Therapeutics and many more.

Ed Stenger
Kevin Mockford
David Sabo
Gordon Lough

▼ SHERWOOD PARK/STRATHCONA COUNTY - SALE ▼



134 Pembina Road

Westana Village Retail/Office Condo
100, 134 Pembina Road
Sherwood Park, AB T8H 0M2
100

[VIEW BROCHURE](#)

Size: 2,067 SF
Sale Price: \$679,000.00

OFFICE RETAIL

Well lit main floor office with large windows and natural light. Efficient floorplan consisting of: Welcoming reception; 4 executive offices + 2 standard offices (6 total); Impressive boardroom; Staff room with full kitchen; Storage; Private washrooms and shower.

Don Robinson

▼ FORT SASKATCHEWAN - LEASE ▼



10106 - 86 Avenue

Ross Creek Professional Centre
103, 10106 - 86 Avenue
Fort Saskatchewan, AB T8L 4P4
103

[VIEW BROCHURE](#)

Size: 5,471 SF
Lease Rate: \$20.00/SF
Op. Costs: \$11.69

OFFICE

Non-medical professionals wanted. 5,471 sq.ft.± 3rd floor professional office space available. Space can be demised into 1,500, 2,500, or 3,000 sq.ft.± units. Neighbouring tenants include physicians, pharmacy, massage, and other medical professionals. Modern architecture with centralized cooling and radiant heating.

Conor Clarke



10101 - 86 Avenue

Ross Creek Professional Centre
10101 - 86 Avenue
Fort Saskatchewan, AB T8L 4P4
#103

[VIEW BROCHURE](#)

Size: 3,250 SF
Lease Rate: \$20.00/SF
Op. Costs: \$9.75

OFFICE RETAIL

Non-medical professionals wanted. 3rd floor professional office space available. Neighbouring tenants include physicians, pharmacy, massage, and other medical professionals.

Conor Clarke



8306 - 113 Street

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

[VIEW BROCHURE](#)

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

[VIEW VR TOUR](#)
SECOND FLOOR

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



9835 - 104 Street

Plaza 104

Fort Saskatchewan, AB T8L 2E5
204



Size: 1,512 SF
Lease Rate: \$11.00/SF
Op. Costs: \$11.75

OFFICE

This property features a mix of street level retail and second floor office space, with Servus Credit Union as the anchor tenant. Located at the corner of 104 Street and 99 Avenue, a primary thoroughfare in the City of Fort Saskatchewan, approximately 15 minutes northeast of Edmonton. MU-D (Mixed Use - Downtown) zoning allows for a wide variety of retail, service and mixed use developments in the southwest corner of the downtown. 44 on site parking stalls and ample off-street parking.

Chad Snow
Kari Martin



9940 - 99 Avenue

9940 - 99 Avenue
Fort Saskatchewan, AB T8L 4G8
Multiple Units



Size: 60-750 SF
Lease Rate: \$18.00/SF
Op. Costs: \$10.00

OFFICE

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

▼ FORT SASKATCHEWAN - SALE ▼



9940 - 99 Avenue

9940 - 99 Avenue
Fort Saskatchewan, AB T8L 4G8



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

OFFICE 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

▼ 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

▼ LEDUC/NISKU/LEDUC COUNTY - SALE ▼



5020 - 48 Avenue

5020 - 48 Avenue
Leduc, AB T9E 6W1

[VIEW BROCHURE](#)

Size: 1,215 SF
Sale Price: \$425,000.00

OFFICE

Unique opportunity to own this commercially zoned property in a residential neighbourhood. Previously operating as a dental clinic with plumbing in the offices. Main floor includes a reception area, 3 private offices, kitchen area. Sub-grade area includes 2 private offices, an open work area and storage areas. Air conditioned building. Detached garage. Corner lot. Can be converted back to a residential property.

Kevin Mockford
Gordon Lough

▼ 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



5013 - 48 Street

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

[VIEW BROCHURE](#)

Size: 1,669-3,081 SF
Lease Rate: From \$5.00/SF
Op. Costs: \$10.00

OFFICE RETAIL

Ability to accommodate a wide variety of users with retail, and office space available. Multiple size options. High parking ratio. Signage opportunities available. Located in one of the principle commercial nodes in Stony Plain with great access.

David Sabo
Ed Stenger

▼ OUT OF TOWN - SALE ▼



5904 - 3 Avenue

5904 - 3 Avenue
Edson, AB T7E 1R8

[VIEW BROCHURE](#)

Size: 13,028 SF
Sale Price: \$1,400,000.00

[VIEW VR TOUR](#)

OFFICE RETAIL

Office/retail building on 1.03 acres. Partially tenanted with vacant space for owner/user. Potential for additional investment income. Building size: 13,028 sq.ft.*Size provided by creditors and has not been verified. Paved and fenced parking available. Air conditioned. Priced below assessed value.

Kevin Mockford
Kim Sarnecki



10129 - 128 Avenue NW

Freestanding Commercial Building
10129 - 128 Avenue NW
Grande Prairie, AB T5N 1W3

[VIEW BROCHURE](#)

Size: 10,296 SF
Sale Price: \$1,720,000.00

OFFICE

Ideal for educational training services, medical and general professional practices. Corner site with prime frontage onto 128th Avenue and 101 Street. Modern construction/amenities with ability to demise and/or expand building footprint. 13.37%, offers abundant on-site parking and storage opportunities.

Vince Caputo