

▼ WEST EDMONTON - LEASE ▼



10403 - 172 Street

Centre 170
10445 - 172 Street
Edmonton, AB T5S 1K9
10445



[VIEW BROCHURE](#)

Size: 11,532 SF
Lease Rate: \$12.00/SF
Op. Costs: \$7.38

OFFICE RETAIL

Church/assembly space. Comprised of a large welcoming foyer, auditorium with stage, sound booth, multiple meeting rooms/classrooms, kitchen/prep area, café space, offices and washroom facilities. Energized parking. HVAC throughout. Close to the Anthony Henday, Whitemud Freeway and Yellowhead Trail.

Chad Snow
Kari Martin



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



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



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



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

Price Reduced



17410 107 Avenue

17410 - 107 Avenue
Edmonton, AB T5S 1E9

[VIEW BROCHURE](#)

Size: 7,700 - 15,400 SF
Lease Rate: From \$9.00/SF
Op. Costs: \$9.10

[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
Drew Joslin
Chad Griffiths
Conor Clarke

Leased



10313 - 174 Street

Bellamy
10313 - 174 Street
Edmonton, AB T5S 1H1
10313

Size: 1,064 SF
Lease Rate: From \$1,800.00/MO
Gross

OFFICE

Close proximity to 170 Street and Mayfield Road. Available immediately. Office space that will suit law firms or general office use. Abundant natural light. Fibre internet.

David Sabo
Ed Stenger

Leased



15712C - 112 Avenue

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

Size: 4,741 SF
Lease Rate: \$8.50/SF
Op. Costs: \$4.66

OFFICE

4,741 sq.ft.± of second floor office available immediately for lease. Currently configured as reception, 5 offices, board room, large bullpen area, lunchroom and washrooms. Fenced and secured parking lot/storage area.

Chad Griffiths
Ryan Brown
Drew Joslin

Leased



15883 - 116 Avenue

15889 - 116 Avenue
Edmonton, AB T5M 3W1
15889

Size: 2,700 SF
Lease Rate: \$12.00/SF
Gross

OFFICE

2,700 sq.ft.± main and second floor office unit available immediately for Lease. Main floor (1,600 sq.ft.±) consists of full ceiling reception/open work area, two private offices, kitchenette with sink, bathroom, and multiple storage/multipurpose rooms. Second floor (1,100 sq.ft.±) consists of attractive boardroom with bar/sink and large open work area/training room. Corner unit with wrap around windows and modern finishings throughout. Double man door at back of unit with multiple storage rooms.

Michael Parsons



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: 6,140 SF
Lease Rate: \$11.00/SF
Op. Costs: \$7.00

 [VIEW VR TOUR](#)

OFFICE

6,140 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

10440 - 176 Street | 10460 - 176 Street
Edmonton, AB T5S 1L3
Offices

 [VIEW BROCHURE](#)

Size: 1,196 - 2,392 SF
Lease Rate: \$14.00/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. Well maintained and managed 2-storey property. With easy access to Stony Plain Road, Anthony Henday Drive and Yellowhead Highway

Daniel Amero



10731 - 180 Street NW

200, 10743/47 - 180 Street
Edmonton, AB T5S 1G6

 [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
Gordie Lough



10731 - 180 Street NW

200, 10735/39 - 180 Street
Edmonton, AB T5S 1G6

 [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
Gordie 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



Size: 1,500 - 7,138 SF
Lease Rate: \$6.00/SF
Op. Costs: \$9.50

OFFICE

1,500 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



11420 - 170 Street NW

Banks on 170
11420 - 170 STREET NW
Edmonton, AB T5S 1L7
OFFICE RETAIL FLEX



Size: 4,000-10,000 SF
Lease Rate: From \$12.00/SF
Op. Costs: \$5.06

OFFICE RETAIL

Prime opportunity to lease high profile showroom or office space directly on 170th Street. Second Level office space (up to 10,000 sq.ft.±). Potential demising options starting at 4,000 sq.ft.±. Exceptional exposure to 170th Street traffic (33,288 vehicles per day) with vast building signage opportunity and visibility.

Michael Parsons
Ryan Brown
Drew Joslin
Chad Griffiths



11612 - 170 Street

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



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
Gordie Lough



12106 - 163 Street

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



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



13803 - 127 Street

13815 - 127 Street
Edmonton, AB T6V 1A8



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



13803 - 127 Street

13803 - 127 Street
Edmonton, AB T6V 1A8



Size: 1,203 SF
Lease Rate: \$35.00/SF
Op. Costs: \$12.95

OFFICE RETAIL

High exposure to 29,800 vehicles per day on 127 Street (2022 City of Edmonton). Located within close proximity to national anchors: Lucky Supermarket, Real Canadian Superstore, Tim Hortons and McDonalds. Major roadways within close proximity: 127th Street, 137th Avenue, Yellowhead Trail, Anthony Henday Drive. High commercial and residential density. Available immediately.

Julie Lam



14220 - 112 Avenue NW

14220 - 112 Avenue NW
14220 - 112 Avenue
Edmonton, AB T5M 2T8
Basement



Size: 2,066 SF
Lease Rate: \$6.00/SF
Op. Costs: \$13.89

OFFICE

One space available - 2,066 sq.ft. Tenants have access to common area lounge, auditorium and 4 secure levels of parking. Lower level is open concept available immediately. High level of security. Recently upgraded elevator.

Drew Joslin
Derek Claffey
Ryan Brown



14815 Yellowhead Trail NW

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



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



14903 - 111 Avenue NW

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



Size: 1,334-3,161 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



15330C - 123 Avenue NW

200, 15330 - 123 Avenue
Edmonton, AB T5V 1K8
200



Size: 900 SF
Lease Rate: \$8.00/SF
Op. Costs: \$8.50

OFFICE

900 sq.ft.± office space available. High quality office with open bullpen, single office and washroom. Office furniture included in lease. Excellent access to 156 Street and Yellowhead Trail.

Drew Joslin
Ryan Brown
Chad Griffiths



16604 - 109 Avenue NW

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



Size: 1,327-4,269 SF
Lease Rate: From \$14.00/SF
Op. Costs: \$13.19

OFFICE RETAIL

High exposure retail space available on Mayfield Road. Variety of options from 1,327 sq.ft.± and up to 5,869 sq.ft.±. Over five rows of common parking. Small turnkey unit under construction. Large open showroom areas ready for your finishing touches. Over 60,000 vehicles per day are in the trading area of 170 Street and Mayfield Road. Demising options available.

Chad Snow
Kari Martin



17204 - 106A Avenue

17205 - 107 Avenue
Edmonton, AB T5S 1E6



Size: 2,700 SF
Lease Rate: \$10.00/SF
Op. Costs: \$9.32

OFFICE

Fully developed second floor office space. Private entrance. Wrap around windows on two sides providing every office and the bullpen with natural light. Comprised of a reception area, six offices, bullpen, boardroom, kitchen, storage and private washroom facilities.

Chad Snow
Kari Martin



17306 - 116 Avenue NW

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



Size: 3,652 SF
Lease Rate: \$8.00/SF
Op. Costs: \$6.52

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



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



Size: 681-4,928 SF
Lease Rate: \$12.00/SF
Op. Costs: \$16.15

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.

Drew Joslin
Ryan Brown
Chad Griffiths



9509 - 156 Street

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



Size: 743-2,524 SF
Lease Rate: From \$12.00/SF
Op. Costs: \$16.58



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
Harris Valdes



13003 - 156 Street

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



Size: 3,982 SF
Lease Rate: \$6,000.00/MO

OFFICE

Opportunity to own or lease office/warehouse condo at 156 Street Business Park. High quality build out totalling 3,982 sq.ft. and demised as follows: Main floor consists of 1,651 sq.ft. reception, two offices, boardroom, kitchenette, washroom and 625 sq.ft. of warehouse storage with 12'x14' grade loading door; Second floor is 1,706 sq.ft. including 5 offices, open bullpen area, washroom and newly finished kitchenette. Great location with easy access to Anthony Henday, Yellowhead Trail and 137 Avenue. BE Zoning allows for a variety of users.

Derek Claffey
Chad Griffiths
Ryan Brown
Drew Joslin



16504C - 118 Avenue

Nerval on 118th Avenue
16504 - 118 Avenue
Edmonton, AB T5V 1C8
209



Size: 1,206 SF
Lease Rate: \$21.00/SF
Op. Costs: \$11.80

OFFICE

Fully developed office unit - demised into reception area with built-in desk and cabinets, boardroom, server/storage room, kitchenette, 2 private offices, and open bull pen area. High grade finishes throughout. Vacant, available immediately. Building is two storey, concrete/steel construction, built in 2015/2016 - professional business Condominiums including medical, law firm, psychologists, etc. Elevator, with modern entryway. Commercial size washrooms in common area.

Karen Chayka

▼ WEST EDMONTON - SALE ▼



12804 - 141 Street NW

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



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



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



16504C - 118 Avenue

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



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



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

Price Reduced



17410 107 Avenue

17410 - 107 Avenue
Edmonton, AB T5S 1E9



Size: 7,700 - 15,400 SF
Sale Price: \$5,195,000.00



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
Drew Joslin
Chad Griffiths
Conor Clarke



13135 - 156 Street

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



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

OFFICE RETAIL 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



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

OFFICE RETAIL 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



16504C - 118 Avenue

Nerval on 118th Avenue
16504 - 118 Avenue
Edmonton, AB T5V 1C8
208



Size: 2,185 SF
Sale Price: \$659,000.00

OFFICE

RARE OPPORTUNITY to own a turnkey, professionally developed office condominium (ex-Law Offices). 2nd floor, southeast corner with two (2) walls of floor-to-ceiling windows. Direct exposure to 118 Avenue, with pylon signage and building signage availability. Currently demised as: 6 private offices, 4 workstations, hospitality kitchenette with sink and cabinets, boardroom, signing room, secure storage room, washroom, and reception area with built-in reception desk.

Karen Chayka



539 Mistatim Way

ICON Plaza
539-547 Mistatim Way
Edmonton, AB T6V 0M9



Size: 826-1,066 SF
Sale Price: \$496.00/SF

OFFICE RETAIL

Strategically located at the corner of Mark Messier Trail and 137 Avenue within the newly developed 30-Acre Northwest Crossing, providing prime visibility and exposure. A comprehensive hub for medical and professional services. Conveniently located near restaurants, shopping, childcare, and other essential amenities. Features a modern elevator. Abundant surface parking at both the front and rear of the building.

Vince Caputo



13003 - 156 Street

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



Size: 3,982 SF
Sale Price: \$850,000.00

OFFICE

Opportunity to own or lease office/warehouse condo at 156 Street Business Park. High quality build out totalling 3,982 sq.ft. and demised as follows: Main floor consists of 1,651 sq.ft. reception, two offices, boardroom, kitchenette, washroom and 625 sq.ft. of warehouse storage with 12'x14' grade loading door; Second floor is 1,706 sq.ft. including 5 offices, open bullpen area, washroom and newly finished kitchenette. Great location with easy access to Anthony Henday, Yellowhead Trail and 137 Avenue. BE Zoning allows for a variety of users.

Derek Claffey
Chad Griffiths
Ryan Brown
Drew Joslin



16504C - 118 Avenue

Nerval on 118th Avenue
16504 - 118 Avenue
Edmonton, AB T5V 1C8
209



Size: 1,206 SF
Sale Price: \$405,000.00

OFFICE

Fully developed office unit - demised into reception area with built-in desk and cabinets, boardroom, server/storage room, kitchenette, 2 private offices, and open bull pen area. High grade finishes throughout. Vacant, available immediately. Building is two storey, concrete/steel construction, built in 2015/2016 - professional business Condominiums including medical, law firm, psychologists, etc. Elevator, with modern entryway. Commercial size washrooms in common area.

Karen Chayka

▼ SOUTH EDMONTON - LEASE ▼



4412 - 36 Avenue

Aspenwood Mall
4420 - 36 Avenue
Edmonton, AB T6L 3S1



Size: 1,139 SF
Lease Rate: \$28.00/SF
Op. Costs: \$21.97

OFFICE RETAIL

1,139 sq.ft. fully built-out retail bay located in community of Millwoods. 4 private offices, 2 washrooms, and reception area. Perfect for a medical clinic, dental office, or professional services. Plumbing rough-ins in each room for easy conversion. Surrounded by complementary businesses including: Pharmacy, Daycare, Hair Salon, Bakery, Circle K & more. Pylon signage available for maximum visibility.

Jesse Alaeddine



9115 - 39 Avenue

CENTRE 39
9119 - 39 Avenue
Edmonton, AB T6E 5Y2
9119



Size: 2,750-5,500 SF
Lease Rate: \$22.50/SF
Op. Costs: \$7.87

OFFICE

Spacious & Configurable - Can be demised into two discrete 2,750 sq. ft. units. Executive Office Layout - Featuring 5 oversized private offices. Collaborative Work Areas - Large office area with 4 cubicles. Exceptional Amenities - 2 full kitchens, 5 washrooms, mailroom, server room. Professional Meeting Spaces - 1 boardroom + 2 meeting rooms for seamless collaboration. Prime Ground-Floor Location - Convenient access for clients and staff.

Conor Clarke
Ryan Brown
Chad Griffiths
Drew Joslin

New



9115 - 39 Avenue

CENTRE 39
9131/47 - 39 Avenue
Edmonton, AB T6E 5Y2
207/208



[VIEW BROCHURE](#)

Size: 2,453 SF
Lease Rate: \$13.00/SF
Op. Costs: \$11.85

OFFICE

Prime Location: Corner unit 207/208 at Centre 39 Professional Centre offers excellent visibility for your business. Great Signage Opportunities: Showcase your business with prominent signage. Ample On-Site Parking: Convenient parking available for both clients and employees. Negotiable Tenant Improvement Allowance: Customize and upgrade the space to meet your specific needs. Ideal Professional Environment: Perfect setting to complement your professional business.

Conor Clarke
Ryan Brown
Chad Griffiths
Drew Joslin

New



9343 - 50 Street

Parkwood Office Centre
9363 - 50 Street
Edmonton, AB T6B 2L5
Unit 1



[VIEW BROCHURE](#)

Size: 1,679 SF
Lease Rate: \$17.50/SF
Op. Costs: \$16.31

OFFICE

A professional office complex comprised of three individual single storey buildings. 1,679 sq.ft.± office unit with modern finishes throughout, located at front of building with direct exposure to 50th Street traffic. Layout consists of reception area, seven private offices, boardroom, bullpen area and kitchenette with sink. Located in the Eastgate Business Park with direct exposure to 50th Street traffic (25,500 vehicles per day). Over 150 surface parking stalls available at no charge. Complex under new ownership with on-site management.

Michael Parsons
Derek Claffey

Pending



6720 - 99 Street

Centre 99
6728 - 99 Street
Edmonton, AB T6E 5B8



[VIEW BROCHURE](#)

Size: 1,553 SF
Lease Rate: \$12.00/SF
Op. Costs: \$7.43

OFFICE

Small south side main floor office/flex space on 99 Street. Comprised of multiple offices, reception and open space. T-bar throughout with higher ceilings. Free pylon signage.

Chad Snow
Kari Martin

Pending



10507 - 81 Avenue

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



[VIEW BROCHURE](#)

Size: 800-6,690 SF
Lease Rate: From \$8.00/SF
Op. Costs: \$13.50

OFFICE

Rentable Area: 19,416 sq.ft. over three floors that can accommodate a wide mix of office/retail uses. Opportunity: Occupy up to 800-3,850 sq.ft. with income in place from other tenants on-site. Neighbouring Development: Whyte Avenue corridor is slated for an additional 864 residential units. Location: Situated in the heart of Old Strathcona, just one block south of Whyte Avenue's notorious 105 Street intersection, seeing exposure to 23,700 vehicles per day (City of Edmonton, 2020).

Ryan Brown
Drew Joslin
Chad Griffiths

Price Reduced



2508 Ellwood Drive SW

206, 2544 Ellwood Drive
Edmonton, AB T6X 0A9
206



[VIEW BROCHURE](#)

Size: 2,567 SF
Lease Rate: \$19.00/SF
Op. Costs: \$16.00

OFFICE

2,567 sq.ft.± second office space. Second floor unit with 3 private offices, boardroom, open work area, air conditioned server room. Located north of Ellerslie Road on Ellwood Drive, east of Parsons Road.

Kevin Mockford
Gordie Lough



7311C Roper Road

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



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



7708 - 104 Street

104 Street Professional Building
7712 - 104 Street
Edmonton, AB T6E 4C5
7712



Size: 15,719 SF
Lease Rate: \$17.00/SF
Op. Costs: \$2.47



OFFICE

High visibility location with direct exposure to Calgary Trail . Two storey turnkey office with lower level retail bays. Heated underground parkade with 14 stalls. Extensive high-end finishings throughout.

Don Robinson
Harris Valdes



10324 - 82 Avenue

Dominion on Whyte
10324 - 82 Avenue
Edmonton, AB T6E 1Z8
Multiple Units



Size: 1,500-3,671 SF
Lease Rate: From \$12.00/SF
Op. Costs: \$14.00

OFFICE RETAIL

Opportunity to locate within Dominion on Whyte, an iconic development blending contemporary features with historic charm. Fully accessible building on Whyte Ave with elevator access to all floors . Availabilities starting at 1,345 sf± with full floor opportunities up to 3,671 sf±, consisting of both fully finished units and spaces ready for tenant improvements. High traffic location with multiple popular tenants attracting a wide range of diverse clientele including Yelo'd Ice Cream, The Woodrack Cafe, Better Baker YEG and more.

Michael Parsons
Daniel Yarmon
Ryan Brown
Chad Griffiths
Drew Joslin



10355 - 82 Avenue

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



Size: 2,138 - 2,873 SF
Lease Rate: MARKET
Op. Costs: \$13.81

OFFICE

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

Drew Joslin
Ryan Brown
Chad Griffiths



2551 Hewes Way

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



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



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



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



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



3203 - 97 Street

97 Street Building
3217A - 97 Street
Edmonton, AB T6N 1B7
3217A



Size: 625 SF
Lease Rate: \$800.00/MO
Modified Gross

OFFICE

625 sq.ft. second floor office space. Available immediately. Medium Industrial zoning. Close proximity to 34 Avenue, Parsons Road, Gateway Blvd/Calgary Trail.

Chad Griffiths
Ryan Brown
Drew Joslin



3261 Parsons Road

West Two Parsons
3265 Parsons Road
Edmonton, AB T6N 1B4
3265



Size: 676 SF
Lease Rate: \$22.00/SF
Modified Gross

OFFICE

Small developed offices fronting Parsons Road (99 Street). Fully air conditioned. Windows overlooking Parsons Road.

Chad Snow
Kari Martin



3807 - 98 Street

3817 - 98 Street
Edmonton, AB T6E 5V4
3817



Size: 2,255 SF
Lease Rate: \$12.00/SF
Op. Costs: \$5.78

OFFICE

2,255 sq.ft.± second floor office space for lease: 4 private offices; Open work area; Boardroom; Kitchen & file storage room. Convenient access to 99 Street, Whitemud Drive, and Gateway Blvd./Calgary Trail. Ideal for businesses seeking a well-connected, functional space.

Kevin Mockford
Gordie Lough



3807 - 98 Street

3827 - 98 Street
Edmonton, AB T6E 5V4
3827



Size: 2,502 SF
Lease Rate: \$12.00/SF
Op. Costs: \$5.78

OFFICE

2,502 sq.ft.± second floor office space for lease: 7 private offices; Open work area; File storage room; Additional storage area. Convenient access to 99 Street, Whitemud Drive, and Gateway Blvd./Calgary Trail. Ideal for businesses seeking a well-connected, functional space.

Kevin Mockford



4220 - 98 Street

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



Size: 1,392-6,329 SF
Lease Rate: \$10.00/SF
Op. Costs: \$14.81

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
Gordie Lough



4523 - 101 Street

4525 - 101 Street
Edmonton, AB T6E 5C6
2nd Floor Office



Size: 3,000 SF
Lease Rate: \$12.00/SF
Gross

OFFICE

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



4600 - 99 Street

Letourneau Centre
4600 - 99 Street
Edmonton, AB T6E 5H5
4606B



Size: 2,729 SF
Lease Rate: MARKET
Op. Costs: \$11.70

OFFICE RETAIL

Ability to accommodate a wide variety of users with retail, industrial and office space available. High parking ratio. Exposure to 99th Street.

Drew Joslin
David Sabo
Chad Griffiths
Ryan Brown



4804 - 87 Street

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



Size: 1,597 - 5,500 SF
Lease Rate: MARKET
Op. Costs: \$7.97

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



5210 - 99 Street NW

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



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



5318 - 89 Street
Edmonton, AB T6E 6E2



Size: 672 SF
Lease Rate: \$850.00/MO
Gross

OFFICE

Approximately 672 sq. ft. office on the second floor. Large windows. Includes one private office and a reception area. Convenient access to public transit. Air-conditioned. Private restroom.

Ed Stenger
David Sabo



104 Street Professional Building
7708 - 104 Street
Edmonton, AB T6E 4C5
7708



Size: 1,470 SF
Lease Rate: \$17.00/SF
Op. Costs: \$2.47



OFFICE

High-exposure location with direct access from Calgary Trail. Turnkey space with four offices, kitchenette and washroom. Flexible main floor. Bright space with large windows.

Don Robinson
Harris Valdes



AGRA
7708 Wagner Road NW
Edmonton, AB T6E 5B2



Size: 5,118 SF
Lease Rate: \$15.00/SF

OFFICE

1,300 to 5,118 sq.ft. of main floor lease space ready for tenant improvements. Abundance of surface parking that can also be used as gated yard space. Ability to customize interior build-out to suit Tenant needs. Located just off 75th street adjacent to Davies LRT Station.

Derek Claffey
Chad Griffiths
Drew Joslin
Mat Hehr
Ryan Brown



Wittmeier Building
8104 - 82 Avenue
Edmonton, AB T6C 0Y4
Multiple Units



Size: 1,931-2,876 SF
Lease Rate: From \$10.50/SF
Op. Costs: \$14.50

OFFICE RETAIL

Main floor retail and third floor office space available. Located on 82nd Avenue in close proximity to downtown. Office with windows along the north and south sides with views of the downtown skyline. Over two rows of parking on site plus street parking available. Building and pylon signage potential. Fully air conditioned.

Chad Snow
Kari Martin



Belwood Building
8712 - 48 Avenue
Edmonton, AB T6E 5W3
106



Size: 1,189 SF
Lease Rate: \$1,981.67/MO
Gross

OFFICE

Main floor office. Air conditioned. The building has on-site and street parking. Zoning: BE (Business Employment). Located in the McIntyre Industrial neighbourhood, just south of 51st Avenue with access to Whitemud Freeway and Argyll Road via 91st Street & 75th Street. Blocks from the Valley Line LRT (Light Rail Transit) on 75th Street.

Kim Sarnecki



9324 - 49 Street

Eastgate Business Centre

9366 - 49 Street
Edmonton, AB T6B 2L7
202



[VIEW BROCHURE](#)

Size: 872 SF
Lease Rate: \$5.00/SF
Op. Costs: \$12.25

OFFICE

872 rentable square feet±, demised into 2 offices, storage room/server room, and open work area - please see floor plan attached. Walk-up (no elevator). Air conditioned. Common area washrooms. Immediate access to Sherwood Park Freeway, and Whitemud Freeway via 50th Street.

Karen Chayka



9324 - 49 Street

Eastgate Business Centre

9356 - 49 Street
Edmonton, AB T6B 2L7
210



[VIEW BROCHURE](#)

Size: 866 SF
Lease Rate: \$5.00/SF
Op. Costs: \$12.25

OFFICE

866 rentable square feet±, demised into 2 offices, storage room/server room, reception area, and kitchenette. Walk-up (no elevator). Air conditioned. Common area washrooms. Immediate access to Sherwood Park Freeway, and Whitemud Freeway via 50th Street.

Karen Chayka



9603 - 45 Avenue

Westminster Business Park

9645 - 45 Avenue
Edmonton, AB T6E 5Z8
9645



[VIEW BROCHURE](#)

Size: 2,810 SF
Lease Rate: MARKET
Op. Costs: \$5.56

OFFICE

2,810 sq.ft.± second floor office available. 8 Private offices, boardroom, private washrooms & reception area.

Chad Griffiths
Ryan Brown
Drew Joslin



9603 - 45 Avenue

Westminster Business Park

9657 - 45 Avenue
Edmonton, AB T6E 5Z8
9657



[VIEW BROCHURE](#)

Size: 1,230 SF
Lease Rate: MARKET
Op. Costs: \$5.56

OFFICE

1,230 sq.ft.± second floor office available. Located in South Edmonton with excellent proximity to Whitemud Drive, Calgary Trail and 99 Street. Nicely appointed office build out. Owned and managed by Dream Industrial Management Corp.

Chad Griffiths
Ryan Brown
Drew Joslin



9603 - 45 Avenue

Westminster Business Park

9603 - 45 Avenue - Building B & C
Edmonton, AB T6E 5Z8
9673



[VIEW BROCHURE](#)

Size: 1,346 SF
Lease Rate: MARKET
Op. Costs: \$5.56

OFFICE

1,346 sq.ft.± second floor office space available. Office is air conditioned. 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
Drew Joslin



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



9636 - 51 Avenue

Omni Centre
9636 - 51 Avenue
Edmonton, AB T6E 6A5
Multiple Units



[VIEW BROCHURE](#)

Size: 1,928-20,136 SF
Lease Rate: \$9.00/SF
Op. Costs: \$13.45

OFFICE

Excellent exposure on 51 Avenue and 97 Street. Plenty of on-site parking. High quality office building. Move in ready.

Ed Stenger
David Sabo



9712 - 54 Avenue

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



[VIEW BROCHURE](#)

Size: 1,600 - 3,200 SF
Lease Rate: From \$7.50/SF
Op. Costs: \$4.89

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
Ryan Brown
Chad Griffiths



9804 - 47 Avenue

Commerce Court Building
3, 9816 - 47 Avenue
Edmonton, AB T6E 5P3
3, 9816



[VIEW BROCHURE](#)

Size: 700 SF
Lease Rate: \$900.00/MO
Gross

OFFICE

700 sq.ft.± unit. Air-conditioned. Rents are gross plus utilities. Building has double row parking. Property taxes, building insurance, common area, property management fees, and water are included. One block east of 99th Street at 47th Avenue. Just a few blocks from Whitemud Freeway, Gateway Boulevard and Calgary Trail. Immediate availability. Additional 1,400 sq.ft.± coming available soon.

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



9910 - 39 Avenue

9910 - 39 Avenue
Edmonton, AB T6E 5H8
102



SUBLEASE

Size: 2,500 SF
Lease Rate: \$18.00/SF
Op. Costs: \$14.82

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 down town core. Upgraded common area and facade improvements. 7 surface stall parking lots. Brand new common washrooms. Fiber optics. Professionally managed by Canderel.

Drew Joslin
Chad Griffiths
Ryan Brown

▼ SOUTH EDMONTON - SALE ▼



7505 - 104 Street NW

Declare Centre
7505 - 104 Street NW
Edmonton, AB T6E 4C1



Size: 4,900 SF
Sale Price: \$1,150,000.00

OFFICE RETAIL

Opportunity to purchase a high-profile retail/office building on Calgary Trail with opportunities for both owner/users and investors. Property can be sold fully vacant or with Leases in place. 4,900 sq.ft.± over three floors on 0.10 acre site. Tenant will sign new 3-5 year Lease term, or unit can be provided vacant. Located in the heart of the Strathcona Junction with direct exposure to average of 21,000 vehicles per day on Calgary Trail (City of Edmonton, 2014). Well maintained building with numerous interior renovations. Both roof and rooftop units replaced within past 10 years.

Michael Parsons



10507 - 81 Avenue

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



Size: 800-6,690 SF
Sale Price: \$3,100,000.00

OFFICE

Rentable Area: 19,416 sq.ft. over three floors that can accommodate a wide mix of office/retail uses. Opportunity: Occupy up to 800-3,850 sq.ft. with income in place from other tenants on-site. Neighbouring Development: Whyte Avenue corridor is slated for an additional 864 residential units. Location: Situated in the heart of Old Strathcona, just one block south of Whyte Avenue's notorious 105 Street intersection, seeing exposure to 23,700 vehicles per day (City of Edmonton, 2020).

Ryan Brown
Drew Joslin
Chad Griffiths



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



2907 Ellwood Drive SW

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



Size: 5,250 SF
Sale Price: \$1,689,000.00



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
Gordie Lough

Price Reduced



6936 Roper Road NW

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



VIEW BROCHURE

Size: 7,380 SF
Sale Price: \$1,500,000.00

OFFICE

6.9% Cap Rate. Existing Tenant in place for 25 years. New lease renewal term until 2030. Net Operating Income: \$103,320. Located at Roper Road, with access to 75th Street, 50th Street and Whitemud Drive. Close proximity to the Davies LRT Station, part of the Valley Line extension. Building signage available above the main entrance. 128 parking stalls on site. Features large windows.

Julie Lam

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

Price Reduced



7708 - 104 Street

104 Street Professional Building
7712 - 104 Street
Edmonton, AB T6E 4C5
7712



VIEW BROCHURE

Size: 15,719 SF
Sale Price: \$2,700,000.00



VIEW VR TOUR

OFFICE

High visibility location with direct exposure to Calgary Trail. Two storey turnkey office with lower level retail bays. Heated underground parkade with 14 stalls. Extensive high-end finishings throughout.

Don Robinson
Harris Valdes

Sold



2508 Ellwood Drive SW

2528 Ellwood Drive SW
Edmonton, AB T6X 0A9
102

Size: 2,140 SF
Sale Price: \$595,000.00

OFFICE

2,140 sq.ft.± main floor office space featuring 3 private offices, open work space, boardroom/kitchenette, reception area. Rear storage area with 10' x 10' grade loading overhead door.

Kevin Mockford
Gordie Lough

Sold



5661 - 99 Street NW

5669 - 99 Street
Edmonton, AB T6E 3N8
101

Size: 1,355 SF
Sale Price: \$399,000.00

OFFICE

Main floor office condo. Bright, well-maintained space with contemporary fixtures. Flexible floorplan with three private offices, large open reception area, handicap accessible washroom and kitchenette. Suitable for variety of professional users. Five titled parking stalls.

Don Robinson
Harris Valdes



10802 - 82 Avenue

Merchant Block
10802 - 82 Avenue
Edmonton, AB T6E 2B3



VIEW BROCHURE

Size: 12,670 SF
Sale Price: \$3,950,000.00



VIEW VR TOUR

OFFICE RETAIL

Merchants Block is a 12,670 sq.ft.± retail/office building fronting Whyte Avenue with exposure to 25,100 vehicles per day. The three-storey property includes main floor retail and two developed upper floors. Features include rear and dedicated parking, street front customer stalls, and access to restaurants, shops, transit, and trails.

Vince Caputo



11044 - 82 Avenue

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



VIEW BROCHURE

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



VIEW VR TOUR
UNIT 430

OFFICE

Unique opportunity for office and healthcare groups to own property in the University area with a Whyte Avenue address. Centre for Edmonton's health, wellness, technology, and education professionals. High-quality office building located within walking distance of University of Alberta, hospitals, research facilities, LRT line, and many amenities on Whyte Avenue. Flexible floorplates with units ranging from 800 to 8,000 sq.ft.±. Offers a variety of size options and buildouts for owner-user groups. Situated within Alberta's largest healthcare cluster.

Ryan Brown
Drew Joslin
Chad Griffiths



5404 - 97 Street NW

5414 - 97 Street
Edmonton, AB T6E 5C1
Two Storey Office



VIEW BROCHURE

Size: 6,426 SF
Sale Price: \$1,450,000.00



VIEW VR TOUR

OFFICE

6,426 sq.ft.± two-storey office (4,284 sq.ft. main floor, 2,146 sq.ft. second floor). 15 private offices (11 - main floor, 4 - second floor). 4 washrooms (with 2 showers) & 2 kitchenettes. Fully renovated and occupied by a well-known residential development company. Lease back option available. Conveniently located on 97 Street, blocks away from Calgary Trail, Whitemud Dr, and Argyll Road.

Hennadiy Menyaylov



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



8008 - 105 Street

8008 - 105 Street
Edmonton, AB T6E 4Z4



VIEW BROCHURE

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

OFFICE RETAIL 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



9618C - 42 Avenue NW

Whitemud Business Park

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



VIEW BROCHURE

Size: 646 - 9,650 SF
Sale Price: \$193,250.00& UP



VIEW VR TOUR

VIEW BLDG 4 - D0101

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
Drew Joslin
Chad Griffiths

▼ CENTRAL EDMONTON - LEASE ▼



11611C - 107 Avenue

11611 - 107 Avenue
Edmonton, AB T5H 0P9
301



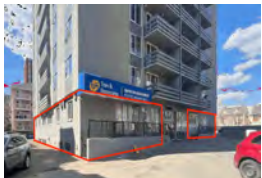
VIEW BROCHURE

Size: 1,984 SF
Lease Rate: \$18.00/SF

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.

Drew Joslin
Ryan Brown
Chad Griffiths



10160 - 116 Street

Centurion Condos
10160 - 116 Street
Edmonton, AB T5K 1V9
102 or 104



VIEW BROCHURE

Size: 2,086 and 3,002 SF
Lease Rate: \$13.50/SF
Op. Costs: \$11.50

OFFICE

Rare opportunity to purchase or lease office/retail property in the Oliver area of downtown Edmonton. Two individual condo units totaling 5,088 Sq.Ft. separated by residential lobby. Nine (9) dedicated parking stalls with the ability to rent additional stalls. Multitude of nearby amenities as well as high volume of residential traffic in the area.

Derek Claffey



10080 Jasper Avenue

Empire Building
10080 Jasper Avenue
Edmonton, AB T5J 1V9



VIEW BROCHURE

Size: 408-9,197 SF
Lease Rate: \$5.00/SF
Op. Costs: \$12.50

OFFICE

Low operating costs. Located in the downtown core, surrounded by cafes, restaurants and other amenities. Flexible unit sizes to accommodate various tenant requirements. Full floors available. Built out space available for immediate occupancy. Subsidized parking options available nearby. Direct access to LRT, major bus routes, and pedway. River valley views.

Kevin Mockford
Gordie Lough
Daniel Yarmon



10126 - 124 Street

10132 - 124 Street
Edmonton, AB T5N 1P6
202



VIEW BROCHURE

Size: 642 SF
Lease Rate: \$15.00/SF
Op. Costs: \$14.43

OFFICE

642 sq. ft.± of second floor office space available for Lease. Highly functional open concept layout with windows directly facing 124th Street. Located just after Jasper Avenue on the trendy 124th Street, home to many local restaurants, boutiques, and galleries. In close proximity to public transportation, Downtown area, Jasper Ave, and Stony Plain Road.

Michael Parsons



10441 - 124 Street

Triumph Building
10441 - 124 Street
Edmonton, AB T5N 1R7
202



[VIEW BROCHURE](#)

Size: 994 SF
Lease Rate: \$11.00/SF
Op. Costs: \$15.92

OFFICE

2nd floor walk up on 124th Street and just North of Stony Plain Road. Professional office space. Currently consists of 3 offices and a kitchenette. Located minutes from the Glenora, Oliver and Westmount Neighborhoods. 10 minutes from Downtown. 124 Street North of Stony Plain Road boasts 13,330 vehicles per day (2023 City of Edmonton).

Drew Joslin
Ryan Brown
Chad Griffiths



10534 - 106 Street

Bassani Building
10534 - 106 Street NW
Edmonton, AB T5H 2X6
Multiple Units - Second Level



[VIEW BROCHURE](#)

Size: 730-4,500 SF
Lease Rate: \$8.75/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: 2,500-5,000 SF
Lease Rate: From \$5.00/SF
Op. Costs: \$13.57

OFFICE

Lower level office or storage space at economical rental rates. Options starting from 2500 sq.ft.± up to 5000 sq.ft.. 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



11515 - 105 Avenue

11515 - 105 Avenue
Edmonton, AB T5H 3Y5



[VIEW BROCHURE](#)

Size: 1,300-2,800 SF
Lease Rate: \$13.00/SF
Op. Costs: \$12.00

OFFICE RETAIL

2,800 sq.ft.± office retail bay available (Demising options: 1,300 sq.ft. and 1,500 sq.ft.). Located in Queen Mary Park. Minutes away from MacEwan University & Brewery District. Transit available by Bus & LRT (Metro & Future Valley Line). Convenient access to 109 Street or 124 Street, Jasper Avenue and 104 Avenue.

Hennadiy Menyaylov



11516 Jasper Avenue

11518 Jasper Avenue
Edmonton, AB T5K 0M8



[VIEW BROCHURE](#)

Size: 2,000 SF
Lease Rate: \$15.00/SF
Op. Costs: \$10.00

OFFICE

Reception area, 4 exam rooms, 2 offices (with private bathroom), and kitchenette. Elevator available. Free no-hassle parking at the front and rear (reserved stalls available for staff and patients). Close proximity to major residential areas such as Glenora, Oliver, Queen Mary Park, and Westmount.

Hennadiy Menyaylov



11816 - 111 Avenue NW

Centre 111
11830 - 111 Avenue
Edmonton, AB T5G 0E1
Multiple Units



Size: 1,387-3,592 SF
Lease Rate: \$16.00/SF
Op. Costs: \$10.22

OFFICE

Flexible main floor spaces suitable for a variety of professional/medical uses. Contemporary 2nd floor walk-up office. Excellent parking with 90± dedicated stalls. Strong Tenant mix featuring established restaurant / pub, medical users and more. Opportunity for pylon signage and/or exterior signage. Great corner location fronting 119 St and 111 Avenue. Proximity to residential areas of Queen Mary Park, Westmount and Inglewood.

Don Robinson
Ryan Brown
Harris Valdes



12004 - 111 Avenue

Grantree
12006 - 111 Avenue
Edmonton, AB T5G 0E6
Multiple Units



Size: 4,389-6,374 SF
Lease Rate: \$14.00/SF
Op. Costs: \$9.70

OFFICE RETAIL

Prime location on busy 111 Avenue with over 26,400 VPD (2016). Newly renovated building with modern upgrades. On-site parking available. Easy access from 111 Avenue, with quick connections to Yellowhead Trail and Downtown Edmonton. Open concept space suitable for medical, professional, and retail use.

Chad Griffiths
Daniel Yarmon
Ryan Brown
Drew Joslin



12408 - 108 Avenue NW

The Grand on 124 St
10806 - 124 Street
Edmonton, AB T5M 0H3
202 or 304



Size: 804 or 888 SF
Lease Rate: \$19.00/SF
Op. Costs: \$23.41

OFFICE

Rare opportunity to locate within The Grand on 124 St, a unique modern development blending attractive contemporary features with historic appeal. Two options available with varying sizes/layouts (Note: sizes listed are actual square footages with no gross up factor).

Michael Parsons



10130 - 104 Street

10138 - 104 Street
Edmonton, AB T5J 1A7
302



Size: 2,569 SF
Lease Rate: \$13.00/SF
Op. Costs: \$15.00

OFFICE

Central location in the heart of Downtown on vibrant 104 Street. Walking distance from multiple amenities including restaurants, transit, and more. Bright office with floor to ceiling windows. Scandinavian heritage industrial featuring high end finishes and vintage exposed brick throughout. Private parking stall in heated parkade.

Don Robinson
Harris Valdes



10310 - 124 Street

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



Size: 1,021 - 1,235 SF
Lease Rate: MARKET
Op. Costs: \$18.11



OFFICE

Ideally situated along the vibrant 124 Street close to numerous restaurants, cafes and amenities. Four 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

Further Reduced

▼ CENTRAL EDMONTON - SALE ▼



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](#)

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).

Vince Caputo
Michael Parsons

Further Reduced



11611C - 107 Avenue

11611 - 107 Avenue
Edmonton, AB T5H 0P9
301

 [VIEW BROCHURE](#)

Size: 1,984 SF
Sale Price: \$515,000.00

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.

Drew Joslin
Ryan Brown
Chad Griffiths

Pending



10310 - 124 Street

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

 [VIEW BROCHURE](#)

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

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. 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

Price Reduced



10160 - 116 Street

Centurion Condos
10160 - 116 Street
Edmonton, AB T5K 1V9
102 or 104

 [VIEW BROCHURE](#)

Size: 2,086 and 3,002 SF
Sale Price: \$500,000.00

OFFICE

Rare opportunity to purchase or lease office/retail property in the Oliver area of downtown Edmonton. Two individual condo units totaling 5,088 Sq.Ft. separated by residential lobby. Nine (9) dedicated parking stalls with the ability to rent additional stalls. Multitude of nearby amenities as well as high volume of residential traffic in the area.

Derek Claffey



10024 - 116 Street

10024 - 116 Street
Edmonton, AB T5K 1V6
Commercial Office Space/Redevelopme

 [VIEW BROCHURE](#)

Size: 2,856 SF
Sale Price: \$1,099,000.00

OFFICE

Two storey office building on a 7,499 sq. ft. ± lot located just south of Jasper Avenue. Can be used as office space or a redevelopment opportunity. Comprised of private offices, waiting areas, washrooms, private balcony, porch and multiple entrances. 12 paved parking stalls on site.

Kari Martin
Chad Snow



10957 - 124 Street

124 Westmount
10957 - 124 Street
Edmonton, AB T5M 0H9
Multiple Units



[VIEW BROCHURE](#)

Size: 1,475-3,133 SF
Sale Price: \$737,500.00



[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 1,475 up to 3,133 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. Access to on-site surface parking, on-street parking and underground heated parkade.

Vince Caputo



11660 - 95 Street

11660 - 95 Street
Edmonton, AB T5G 1L8



[VIEW BROCHURE](#)

Size: 9,654 SF
Sale Price: \$1,249,000.00

OFFICE

Opportunity: Ideal for pharmacy, professional and medical users to occupy up to 6,000 sq.ft. in a community-centric professional building. Income in place: Ability to capitalize on stabilized/escalating lease revenue from the established main floor dental office tenant for the next five years. Location: Corner site with prime frontage directly onto 95th Street and 117 Avenue. Building size: Main Floor: 4,826 sq.ft.±; Second Floor: 4,826 sq.ft.±. Total Building Size: 9,654 sq.ft.± (With ability to demise). Access: Transit-oriented property with abundant onsite/street parking available.

Vince Caputo



10138 - 104 Street

10138 - 104 Street
Edmonton, AB T5J 1A7
302



[VIEW BROCHURE](#)

Size: 2,569 SF
Sale Price: \$649,000.00

OFFICE

Central location in the heart of Downtown on vibrant 104 Street. Walking distance from multiple amenities including restaurants, transit, and more. Bright office with floor to ceiling windows. Scandinavian heritage industrial featuring high end finishes and vintage exposed brick throughout. Private parking stall in heated parkade.

Don Robinson
Harris Valdes



10310 - 124 Street

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



[VIEW BROCHURE](#)

Size: 1,021 - 1,235 SF
Sale Price: Call Listing Agent



[VIEW VR TOUR](#)

OFFICE

Ideally situated along the vibrant 124 Street close to numerous restaurants, cafes and amenities. Four 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

▼ NORTHEAST EDMONTON - LEASE ▼



12912 - 50 Street

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



[VIEW BROCHURE](#)

Size: 778 SF
Lease Rate: From \$18.00/SF

OFFICE RETAIL

Main floor unit available. Fully renovated 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
Second Floor



Size: 685-4,998 SF
Lease Rate: From \$12.00/SF

OFFICE

Second floor units available. Fully renovated 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
203/205



Size: 1,226 - 2,557 SF
Lease Rate: \$8.00/SF
Op. Costs: \$14.50

OFFICE

Unit 203: 1,226 sq.ft.±; Unit 205: 1,331 sq.ft.± *Can be combined for a total of 2,557 sq.ft.±. Air conditioned, second floor offices. Elevator in building. Located in Northland Centre on 50th Street blocks north of the Yellowhead Trail and minutes south of Manning Freeway. Exposure to 33,700 vehicles per day (50 Street North of 129 Avenue) (2022 City of Edmonton). Op costs include utilities.

Kim Sarnecki

▼ NORTHEAST EDMONTON - SALE ▼



12850C - 97 Street NW

North District
Building 2, 12820 - 97 Street
Edmonton, AB T5E 6Z4
Building 2 - Multiple Units



Size: 916, 1,078 & 1,711 SF
Sale Price: \$262,000.00



OFFICE RETAIL

ONLY 3 UNITS LEFT. 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 professional services, health and medical businesses. UNITS 10 & 11 PENDING

Vince Caputo

▼ ST. ALBERT/STURGEON COUNTY - LEASE ▼



7 St Anne Street

7 & 9 St. Anne Street
St. Albert, AB T8N 2X4



Size: 1,239-3,713 SF
Lease Rate: From \$14.00/SF
Op. Costs: \$17.00

OFFICE RETAIL

Main floor office/retail space for lease from 1,239-3,713 sq.ft., located next to Cajun House Restaurant and La Forza Yoga. Second and third floor office/medical space available from 500-5,183 sq.ft., some with views of the Sturgeon River. Property features elevator access, common area washrooms, surface and covered parking, and pylon signage. Positioned with easy access off St. Albert Trail and adjacent to the downtown core, with flexible demising options to accommodate tenant requirements.

Mat Hehr
Derek Claffey
Drew Joslin
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



585 St. Albert Trail

Sierras of Inglewood
#70, 585 St. Albert Trail
St. Albert, AB T8N 6G5
#70



VIEW BROCHURE

Size: 2,175 SF
Lease Rate: \$23.00/SF
Op. Costs: \$17.00

OFFICE RETAIL

High traffic retail plaza with direct exposure to St. Albert Trail. Suitable for a wide range of retail uses and available for immediate occupancy. Partially leased to Sushi Yuzen. Located on the main level of Sierras of Inglewood (124 Unit residential condominium building). Close Proximity to Sturgeon Hospital and next to other major retailers such as Boston Pizza, Costco, Walmart, and Home Depot.

Hennadiy Menyaylov

▼ ST. ALBERT/STURGEON COUNTY - SALE ▼



585 St. Albert Trail

Sierras of Inglewood
#70, 585 St. Albert Trail
St. Albert, AB T8N 6G5
#70



VIEW BROCHURE

Size: 2,175 SF
Sale Price: \$957,000.00

OFFICE RETAIL

High traffic retail plaza with direct exposure to St. Albert Trail. Suitable for a wide range of retail uses and available for immediate occupancy. Partially leased to Sushi Yuzen. Located on the main level of Sierras of Inglewood (124 Unit residential condominium building). Close Proximity to Sturgeon Hospital and next to other major retailers such as Boston Pizza, Costco, Walmart, and Home Depot.

Hennadiy Menyaylov

▼ BEAUMONT - LEASE ▼



5301 Magasin Avenue

Bryant Heritage Plaza
5301 Magasin Avenue
Beaumont, AB T4X 1V8
101



VIEW BROCHURE

Size: 4,122 SF
Lease Rate: MARKET
Op. Costs: \$7.26



VIEW VR TOUR

OFFICE RETAIL

4,122 sq.ft.± office/retail unit available immediately for Lease within Bryant Heritage Plaza. Main floor (3,122 sq.ft.±) consists of full ceiling foyer/reception area, two large classrooms, oversized kitchen area and staff room, and men's/women's bathrooms including separate barrier-free bathroom. Second floor (1,000 sq.ft.±) consists of two large classrooms.

Michael Parsons
Daniel Yarmon

▼ SHERWOOD PARK/STRATHCONA COUNTY - LEASE ▼



2 Athabasca Avenue

The Broadmoor Building
2 Athabasca Avenue
Sherwood Park, AB T8A 4E3
201



VIEW BROCHURE

SUBLEASE
Size: 1,651 SF
Lease Rate: MARKET
Op. Costs: \$13.35

OFFICE

1,651 sq.ft.± second floor office space available for sublease. Located in a busy centre with high exposure to Broadmoor Boulevard. Parking on-site with 5 stalls per 1,000 sq.ft. parking ratio. Easy access to Baseline Road, Anthony Henday Drive and Broadmoor Boulevard.

Ryan Brown
Chad Griffiths
Drew Joslin



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 RETAIL

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
Gordie Lough

Pending

New

Price Reduced

Price Reduced



501 Bethel Drive

501 Bethel Drive
Sherwood Park, AB T8H 2M7
233



Size: 2,170 SF
Lease Rate: \$18.00/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
Gordie Lough



14 Sioux Road

14 Sioux Road
Sherwood Park, AB T8A 4X1
Office and Retail Units



Size: 1,066-5509 SF
Lease Rate: From \$19.50/SF
Op. Costs: \$8.17

OFFICE RETAIL

New mixed use development featuring high-exposure retail and 2nd floor office. Main floor shell spaces ready for tenant improvements and turnkey 2nd floor. Oversized parking lot. Bold, colorful exterior facade. Opportunity for pylon and exterior signage. Proximity to Broadmoor Boulevard and frontage to Sioux Road servicing surrounding residential areas including Mills Haven, Westboro and Broadmoor Estates.

Don Robinson
Harris Valdes

▼ SHERWOOD PARK/STRATHCONA COUNTY - SALE ▼



130 Broadway Boulevard

Broadway Business Square
130 Broadway Boulevard
Sherwood Park, AB T8H 1S5
#70/80



Size: 3,220 SF
Sale Price: \$899,000.00

OFFICE RETAIL

High exposure main floor space. Two built out condos totaling 3,220 sq.ft.±. Flexible space currently utilized as storefront with lunchroom and two washrooms. Flexible scramble parking. Prime signage opportunity with high visibility. Located on the high-traffic corner of Broadview Blvd and Broadway Blvd with quick access to Baseline Road.

Don Robinson
Harris Valdes



134 Pembina Road

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



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
Harris Valdes

▼ FORT SASKATCHEWAN - LEASE ▼



10101 - 86 Avenue

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



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 4



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



9835 - 104 Street

Plaza 104

9835 - 104 Street
Fort Saskatchewan, AB T8L 2E5
204



Size: 717 SF
Lease Rate: \$11.00/SF
Op. Costs: \$12.75

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: 533-1,964 SF
Lease Rate: \$22.00/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



10441 - 99 Avenue

10441 - 99 Avenue
Fort Saskatchewan, AB T8L 0V6
705



Size: 1,604 SF
Lease Rate: \$26.00/SF
Op. Costs: \$10.00

OFFICE RETAIL

Located in downtown Fort Saskatchewan. Excellent exposure to downtown artery. Positioned next to high density residential areas (New 50+ unit Multi-Family under development next to property). High ceiling allows for upper mezzanine or second floor office. Excellent opportunity for retailers, professionals, and medical offices.

Hennadiy Menyaylov

▼ 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



10441 - 99 Avenue

10441 - 99 Avenue
Fort Saskatchewan, AB T8L 0V6
705



Size: 1,604 SF
Sale Price: \$595,000.00

OFFICE RETAIL

Located in downtown Fort Saskatchewan. Excellent exposure to downtown artery. Positioned next to high density residential areas (New 50+ unit Multi-Family under development next to property). High ceiling allows for upper mezzanine or second floor office. Excellent opportunity for retailers, professionals, and medical offices.

Hennadiy Menyaylov

▼ LEDUC/NISKU/LEDUC COUNTY - LEASE ▼



6547 Sparrow Drive

Sparrow Drive Building
6547 Sparrow Drive
Leduc, AB T9E 7C7



Size: Sale: 13,162; Lease: 6,946
Lease Rate: \$16.00/SF
Op. Costs: \$10.65

OFFICE

13,162 sq.ft.± building available. Highway 2 exposure. Located along Sparrow Drive with easy access to Nisku, Leduc, QEII Highway and Edmonton. Situated on 1.87± acres. 80 Surface stalls on site (approx 6 stalls per 1,000 sq.ft.). Long term tenant: Agriculture Financial Services Corporation in south half of the building.

Ryan Brown
Chad Griffiths
Drew Joslin



3601 - 82 Avenue

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



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



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 ▼



6547 Sparrow Drive

Sparrow Drive Building
6547 Sparrow Drive
Leduc, AB T9E 7C7



Size: Sale: 13,162; Lease: 6,946
Sale Price: \$3,300,000.00

OFFICE

13,162 sq.ft.± building available. Highway 2 exposure. Located along Sparrow Drive with easy access to Nisku, Leduc, QEII Highway and Edmonton. Situated on 1.87± acres. 80 Surface stalls on site (approx 6 stalls per 1,000 sq.ft.). Long term tenant: Agriculture Financial Services Corporation in south half of the building.

Ryan Brown
Chad Griffiths
Drew Joslin

▼ OUT OF TOWN - LEASE ▼



25901 - 114 Avenue

Transwest Place - Building 2
132-136, 25901 - 114 Avenue NW
Acheson, AB T7X 5A4
132-136MZ



Size: 3,752 SF
Lease Rate: MARKET
Op. Costs: \$5.50

OFFICE

3,752 sq.ft.± second floor office space. 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
Darcie Brown



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 ▼



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