

▼ NORTHWEST 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



13163 - 156 Street NW

13163 - 156 Street NW
Edmonton, AB T5V 1V2



[VIEW BROCHURE](#)

Size: 1,800 SF
Lease Rate: \$25.00/SF
Op. Costs: \$10.08

RETAIL

Main floor is a fully built out salon. 1,800 sq.ft.± of space. High-visibility fascia signage facing 156 Street. Plenty of surface parking available. Ability to purchase existing business for \$50,000.

Colton Colquhoun
Don Robinson
Harris Valdes



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



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 MAIN FLOOR](#)

[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



11420 - 170 Street NW

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



[VIEW BROCHURE](#)

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



13803 - 127 Street

13803 - 127 Street
Edmonton, AB T6V 1A8



[VIEW BROCHURE](#)

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



14815 Yellowhead Trail NW

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



[VIEW BROCHURE](#)

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

OFFICE INDUSTRIAL RETAIL

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

Chad Snow
Kari Martin



15511 - 118 Avenue NW

Centre 118
15525 - 118 Avenue
Edmonton, AB T5V 1C5
Unit 2



[VIEW BROCHURE](#)

Size: 1,202 SF
Lease Rate: \$18.00/SF
Op. Costs: \$10.25

RETAIL

1,202 sq.ft.± available. Air-conditioned. Building and pylon signage available. Anchor tenants include: Circle K, Kibbles & Biscuits (pet supplies) and Frogger House of Cards. Traffic count: 24,500 cars per day along 118 Avenue and 156 Street (City of Edmonton 2019).

Kevin Mockford
Gordie Lough



16604 - 109 Avenue NW

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



[VIEW BROCHURE](#)

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

▼ NORTHWEST EDMONTON - SALE ▼



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



17410 - 107 Avenue

17410 - 107 Avenue
Edmonton, AB T5S 1E9

[VIEW BROCHURE](#)

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

[VIEW MAIN FLOOR](#)
[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



13135 - 156 Street

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

[VIEW BROCHURE](#)

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

[VIEW BROCHURE](#)

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



539 Mistatim Way

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

[VIEW BROCHURE](#)

Size: 826-1,066 SF
Sale Price: \$460.00/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

▼ NORTHEAST EDMONTON - LEASE ▼



12205 - 118 Avenue

12205 - 118 Avenue
Edmonton, AB T5L 2J9

[VIEW BROCHURE](#)

Size: 4,135 SF
Lease Rate: \$25.00/SF
Op. Costs: \$7.78

RETAIL

Space for daycare. Exposure to 28,200+ vehicles/day on 118 Ave (2018 City of Edm). Surrounded by dense communities, incl. new Blatchford re-dev. Access to Groat Rd, Yellowhead Tr. Parking onsite.

Daniel Amero

Pending

Leased



12847 - 97 Street

12851 - 97 Street
Edmonton, AB T5E 4C2

Size: 1,280 SF
Lease Rate: From \$18.00/SF
Op. Costs: \$10.71

RETAIL

1,280 sq.ft.± showroom/retail space. Exposure to 43,900 vehicles per day (2022 City of Edmonton). The space caters and accommodates to a wide variety of retail uses. Other tenants include Battle Rattle Tactical Supplies, Print Zone Express and Warp 2 Games & Collectibles.

Vince Caputo



12912 - 50 Street

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

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

[VIEW BROCHURE](#)



13562 Fort Road

Centre 137
13574 Fort Road
Edmonton, AB T5A 1C5
13574

Size: 1,998 SF

Op. Costs: \$11.50

RETAIL

Highly visible shopping centre with exposure to both 137 Avenue and Fort Road. Centrally located between both commercial and residential areas. Extensive parking facilities. All directional access. Multiple other retailers in the area to draw in customer traffic.

Chad Snow
Kari Martin

[VIEW BROCHURE](#)

▼ 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

[VIEW BROCHURE](#)

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



6504 - 170 Avenue

6550 - 170 Avenue
Edmonton, AB T5Y 3X6
6550

Size: 1,612 SF
Sale Price: \$750,000.00

RETAIL

Opportunity to purchase retail investment property totaling 1,612 sq.ft. Fully developed restaurant space including hood fan and walk in cooler. Current tenant is a Caribbean Restaurant on net lease until March 31, 2029. Current net rental income of \$42,718. Potential for owner/user occupancy. Located just off the Anthony Henday in growing neighborhood of McConachie and fronting 66 Street.

Derek Claffey
Chad Griffiths
Ryan Brown
Drew Joslin
Mat Hehr

[VIEW BROCHURE](#)

Price Reduced

▼ CENTRAL EDMONTON - LEASE ▼



11810 - 103 Street

Park Plaza
11834 - 103 Street
Edmonton, AB T5G 2J2
11834

Size: 1,867 SF
Lease Rate: \$16.00/SF
Op. Costs: \$9.22

RETAIL

Small retail bay available immediately. Comprised of open storefront with high ceilings and full windows allowing ample natural light. Small staff/storage area with loading at the rear. Single storey retail centre in the Westwood neighbourhood, directly across from the NAIT campus.

Chad Snow
Kari Martin



10767 - 95 Street NW

Belmont BLock
10767 - 95 Street NW
Edmonton, AB T5H 2E1

Size: 800 SF
Lease Rate: \$2,000.00/MO

RETAIL

Functionality: Unique 800 sq.ft.± main floor unit available in Little Italy. Building: Recently constructed, mixed-use building accommodates a variety of retail uses. Location: Close proximity to Commonwealth Stadium, Rogers Place, Ice District, and downtown. Possession: Available immediately.

Vince Caputo

 [VIEW BROCHURE](#)



11404 Jasper Avenue

Jasper 114
11408 Jasper Avenue
Edmonton, AB T5K 0M1
Multiple Units

Size: 1,809-4,220 SF
Lease Rate: \$35.00/SF
Op. Costs: \$16.06

RETAIL

Tenant mix includes medical clinic and pharmacy. 1,809 sq.ft. to 4,220 sq.ft. available. New modern façade. New snow melt system and parking system. 35 heated, underground parking stalls. Direct exposure to Jasper Avenue.

Julie Lam

 [VIEW BROCHURE](#)

 [VIEW VR TOUR](#)



11515 - 105 Avenue

11515 - 105 Avenue
Edmonton, AB T5H 3Y5

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

 [VIEW BROCHURE](#)



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

 [VIEW BROCHURE](#)



12230 - 107 Avenue

12234 - 107 Avenue
Edmonton, AB T5M 4A8
12234



VIEW BROCHURE

Size: 930 SF
Lease Rate: \$26.00/SF
Op. Costs: \$15.88

RETAIL

930 sq.ft.± small retail bay. Fully renovated in 2023. Immediately available. Located on the high traffic 107th Avenue with exposure to 22,681 vehicles per days (2023 - City of Edmonton). Public transit located on and across from the property. Located one block away from trendy 124 Street, in the heart of the Westmount neighbourhood, close to Glenora, North Glenora, Queen Mary and Oliver communities.

Hennadiy Menyaylov



9028 Jasper Avenue

9028 Jasper Avenue
Edmonton, AB T5H 3Y6
Unit 2



VIEW BROCHURE

Size: 1,787 SF
Lease Rate: \$25.00/SF
Op. Costs: \$22.25



VIEW VR TOUR

RETAIL

Currently built out as a hair salon with ventilation for restaurant on west side of premises. Subdivision option maybe considered. 5 parking stalls with an additional 28 stalls in the lot. Prime exposure to Jasper Avenue. Large Scale Residential (RL h65) zoning. Available immediately.

Hennadiy Menyaylov



10310 - 124 Street

The Century Building
10310 - 124 Street
Edmonton, AB T5N 1R2
103



VIEW BROCHURE

Size: 1,488 SF
Lease Rate: MARKET
Op. Costs: \$18.11



VIEW 3D TOUR

RETAIL

Attractive professional/retail unit available for immediate possession. Property is well suited for medical, art gallery, fitness, general retail or professional uses. Ideally situated along the vibrant 124 Street close to numerous restaurants, cafes and amenities. Secure heated underground parking. Professionally managed by Canderel.

Vince Caputo
Daniel Yarmon



12016 - 107 Avenue

12024 - 107 Avenue
Edmonton, AB T5H 0Z2
10



VIEW BROCHURE

SUBLEASE

Size: 2,995 SF
Lease Rate: MARKET

RETAIL

2,995 sq.ft.± of prime retail space located in the trendy Manchester Square. Fully finished turn key retail space with high ceiling heights. Offers great exposure along 107 Avenue (22,681 vehicles per day - 2023 City of Edmonton). Ideally suited for general retailer, clothing store etc.

Gordon Lough
Kevin Mockford

▼ 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

Pending



10310 - 124 Street

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



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



10957 - 124 Street

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



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



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



10310 - 124 Street

The Century Building
10310 - 124 Street
Edmonton, AB T5N 1R2
103



Size: 1,488 SF
Sale Price: Call Listing Agent



RETAIL

Attractive professional/retail unit available for immediate possession. Property is well suited for medical, art gallery, fitness, general retail or professional uses. Ideally situated along the vibrant 124 Street close to numerous restaurants, cafes and amenities. Secure heated underground parking. Professionally managed by Canderel.

Vince Caputo
Daniel Yarmon

▼ SOUTHWEST EDMONTON - SALE ▼



10503 - 81 Avenue

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



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

RETAIL INVESTMENT

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

Vince Caputo
Michael Parsons



10802 - 82 Avenue

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



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



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

Further Reduced



8008 - 105 Street

8008 - 105 Street
Edmonton, AB T6E 4Z4



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

▼ SOUTHEAST 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



4905 Roper Road

Elite Centre on 50th
5745 - 50 Street
Edmonton, AB T6B 3W5



Size: 1,469 SF
Lease Rate: \$37.00/SF
Op. Costs: \$15.00

RETAIL

Prime Retail Location - High visibility retail bay located at 50 St & Roper Road, a major intersection with heavy daily traffic. Exclusive Use Available - Secure your spot as the only Pizza restaurant in the complex. Ideal Unit Size & Layout - Efficient space designed for restaurant operations with flexible build-out options. Strategically Located - Surrounded by established residential neighborhoods and thriving commercial hubs.

Jesse Alaeddine
Ghena Menyaylov



5607 Gateway Blvd

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



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

INDUSTRIAL RETAIL

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

Conor Clarke
Ryan Brown
Chad Griffiths
Drew Joslin



7845 - 106 Avenue

7843 - 106 Avenue
Edmonton, AB T6A 1H6
7843



Size: 1,700-3,400 SF
Lease Rate: MARKET
Op. Costs: \$6.94

RETAIL

1,700 - 3,400 sq.ft.± with 16 parking stalls. Located in the established neighbourhood of Forest Heights at the intersection of 79 Street and 106 Avenue. Well maintained, free-standing building available for January 1 possession. Ideal uses include general retail, daycare, fitness, restaurant, salon, professional, medical and others.

Daniel Yarmon



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



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



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



5504 Calgary Trail NW

5512 Calgary Trail
Edmonton, AB T6H 4K1
Two units



Size: 1,280 SF
Lease Rate: MARKET
Op. Costs: \$16.60



RETAIL

1,280 sq.ft± available for immediate possession. High exposure space available on Calgary Trail with exposure to over 32,000 vehicles per day. Ideal uses include quick serve restaurants, professional of service tenants.

Daniel Yarmon



8104 - 82 Avenue

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

▼ SOUTHEAST 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



6810 - 50 Street

6810 - 50 Street
Edmonton, AB T6B 2N7



Size: 57,593 SF
Sale Price: \$13,995,000.00

INDUSTRIAL RETAIL

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

Vince Caputo
Ryan Brown
Conor Clarke
Chad Griffiths
Drew Joslin



9241 - 34A Avenue NW

9241/9265 - 34A Avenue
Edmonton, AB T6E 5T6
9241/9265

Size: 25,293 SF
Sale Price: \$5,450,000.00



RETAIL

Opportunity to purchase a freestanding retail/office building totaling 25,293 sq.ft.± on 1.98 acres in South Edmonton. Highly functional property consisting of numerous owner/user possibilities and investment and future development potential. Main floor built out as fully functioning banquet facility with multiple bars, kitchen areas, and bathrooms. Current configuration provides the ability to separate into two separate banquet halls or offer one large facility. Second floor consists of four separate office units with varying sizes and layouts.

Michael Parsons
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



20 Sir Winston Churchill Avenue

20 Sir Winston Churchill Avenue
St. Albert, AB T8N 2W5
Unit 3 and 4



Size: 2,070 and 2,187 SF
Lease Rate: From \$18.00/SF
Op. Costs: \$12.10

RETAIL

Flexible size options available. Full exterior renovation recently completed. Directly next to new Grandin Parc Village development bringing high density residential development to the immediate area. Zoning allows for a variety of uses.

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



1115 St Albert Trail

1115 St Albert Trail
St Albert, AB T8N 7X6
Multiple Units



Size: 1,023-1,378 SF
Lease Rate: MARKET

RETAIL

Multiple purchase and lease opportunities in prominent retail shopping centre along St. Albert Trail. Two income producing investment opportunities. Convenient access from St. Albert Trail, which experiences an average daily traffic volume of 18,884 vehicles. Prime signage opportunities with high visibility. CC Corridor Commercial Zoning permits a wide range of uses. 227 parking stalls available.

Daniel Yarmon
Chad Griffiths
Ryan Brown
Drew Joslin



585 St. Albert Trail

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



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 ▼



15 Perron Street

15 Perron Street
St. Albert, AB T8N 1E5



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

RETAIL INVESTMENT

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

Conor Clarke
Ryan Brown
Chad Griffiths
Drew Joslin



260 Riverbank Landing

Riverbank Landing - Retail Units
260 Riverbank Landing
St. Albert, AB T8N 7P7



Size: From 1,015 SF
Sale Price: \$492,000.00

RETAIL

Main floor commercial units for sale in Building 2 of Riverbank Landing, a 14-storey mixed-use development in central St. Albert. Units range from 1,015–5,644 sq.ft.±. Located along the Sturgeon River with access to an anticipated 1,400 on-site residents. High foot traffic and walkability with convenient access for off-site visitors.

Michael Parsons
Daniel Yarmon



1115 St Albert Trail

1115 St. Albert Trail
St Albert, AB T8N 7X6
560/570



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

RETAIL INVESTMENT

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

Hennadiy Menyaylov



50 Green Grove

Sparkle Car Wash
50 Green Grove
St. Albert, AB T8N 5H6



Size: 12,147 SF
Sale Price: \$4,600,000.00

RETAIL

Opportunity to purchase a profitable, well-established car wash in affluent St. Albert. Turn-key owner/operator opportunity, sale includes all fixtures and equipment. Prime location on St. Albert Trail with over 40,000 vehicles passing daily. Regular, professional maintenance to equipment. 12 wand wash stations and 2 touchless drive-thru bays. Upgraded, modern coin & credit/debit card payment system. Ask about another car wash for sale in Fort Saskatchewan.

Daniel Yarmon



1115 St Albert Trail

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



Size: 1,023-1,378 SF
Sale Price: \$475,000.00& UP

RETAIL

Multiple purchase and lease opportunities in prominent retail shopping centre along St. Albert Trail. Two income producing investment opportunities. Convenient access from St. Albert Trail, which experiences an average daily traffic volume of 18,884 vehicles. Prime signage opportunities with high visibility. CC Corridor Commercial Zoning permits a wide range of uses. 227 parking stalls available.

Daniel Yarmon
Chad Griffiths
Ryan Brown
Drew Joslin



585 St. Albert Trail

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



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



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



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

Pending

▼ 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 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



14 Sioux Road

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



[VIEW BROCHURE](#)

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



55 Salisbury Way

Salisbury Gate
55 Salisbury Way
Sherwood Park, AB T8B 0A9
350



[VIEW BROCHURE](#)

Size: 1,288 SF
Lease Rate: MARKET
Op. Costs: \$14.20

RETAIL

Located along Wye Road, a major commercial corridor, and surrounded by new residential. Corner unit with ample window glazing. Join Browns Social House, Arby's, Dental, Liquor Store, Nails Salon and tailor/drycleaning. Site can accommodate multiple uses including hair salon, professional, pizza and other restaurants. Available for immediate possession.

Daniel Yarmon

▼ SHERWOOD PARK/STRATHCONA COUNTY - SALE ▼



130 Broadway Boulevard

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



[VIEW BROCHURE](#)

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



[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
Harris Valdes

▼ FORT SASKATCHEWAN - LEASE ▼



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



9835 - 104 Street

Plaza 104
9835 - 104 Street
Fort Saskatchewan, AB T8L 2E5
Multiple Units



[VIEW BROCHURE](#)

Size: 859-1,001 SF
Lease Rate: \$16.00/SF
Op. Costs: \$8.50

RETAIL

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



10441 - 99 Avenue

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



[VIEW BROCHURE](#)

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 ▼



8816 - 111 Street

Splash Car Wash
8816 - 111 Street
Fort Saskatchewan, AB T8L 3T4



[VIEW BROCHURE](#)

Size: 13,464 SF
Sale Price: \$5,250,000.00

RETAIL

Opportunity to purchase a profitable, well-established car wash in Fort Saskatchewan. Turn-key owner/operator opportunity, sale includes all fixtures and equipment. Site benefits from proximity to busy industrial/commercial district. Regular, professional maintenance to equipment. 10 wand wash stations and 4 truck wash bays. Upgraded, modern coin & TAP card payment system. Additional revenue generated from RV storage on excess land. Ask about another car wash for sale in St Albert.

Daniel Yarmon



10441 - 99 Avenue

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



[VIEW BROCHURE](#)

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 ▼



Leduc Towne Centre

Leduc Towne Centre
Leduc Towne Centre
Leduc, AB T9E 6X1



Size: 720 SF
Lease Rate: \$22.00/SF
Op. Costs: \$10.00

RETAIL

Small retail/office space available for sub-lease, or potential for longer term lease. Leduc Towne Centre is located at the junction of the City's two primary commercial arteries at the intersection of 50 Street and 50 Avenue. Shared property with Royal Bank and a Petro Canada gas station. In the heart of a busy retail sector in a central downtown location featuring banking, restaurants, retail strip shopping, supermarkets and the historic Main Street of Leduc. Pylon signage available.

Chad Snow
Kari Martin



5205 - 50 Avenue

Leduc Gateway Centre
5205 - 50 Avenue
Leduc, AB T9E 6T2
1A



SUBLEASE

Size: 5,120 SF
Lease Rate: \$12.00/SF
Op. Costs: \$6.00

RETAIL

Previously operated as physiotherapy clinic, the space currently comprises two large open rooms, change rooms, three staff/working rooms and bright reception area. Located at the entrance to Leduc from Highway 2. 83 parking stalls on site. Fully air conditioned and tbar throughout. Pylon signage available.

Chad Snow
Kari Martin

▼ OUT OF TOWN - LEASE ▼



5303 - 48 Avenue

Redwater
5303 - 48 Avenue
Redwater, AB T0A 2W0



Size: 22,000 SF
Lease Rate: MARKET



RETAIL INVESTMENT

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

Vince Caputo



5610 - 48 Avenue

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



Size: 2,020 - 3,246 SF
Lease Rate: \$12.00/SF
Op. Costs: \$8.95



INDUSTRIAL RETAIL

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

Chad Snow
Kari Martin



17 Athabasca Avenue

17 Athabasca Avenue
Devon, AB T9G 1G5
Retail



Size: 2,564 SF
Lease Rate: MARKET
Op. Costs: \$5.50

RETAIL

Vacant retail bay, fully gutted and ready for customized tenant improvements. Ideal for a variety of uses including but not limited to; medical clinic and pharmacy, dentist, hair salon/spa, quick serve restaurants, coffee shops and many more!

Drew Joslin
Ryan Brown
Chad Griffiths



408 Lantern Street

Gasoline Alley Retail Bays
408 Lantern Street
Red Deer, AB T4E 0A5



Size: 1,100-4,400 SF
Lease Rate: \$29.00/SF

RETAIL

Strategically located next to Dollarama and Cineplex Odeon. Directly across from Costco, offering high traffic visibility. Four retail bays, each with 1,100 sq. ft. of flexible space. Unit 103 available with potential for a drive-thru restaurant. Exciting nearby development underway, including a proposed hotel for increased foot traffic and local growth.

Rishi Dhawan



5013 - 48 Street

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



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 ▼



5303 - 48 Avenue

Redwater
5303 - 48 Avenue
Redwater, AB T0A 2W0



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



RETAIL INVESTMENT

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

Vince Caputo