



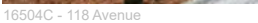


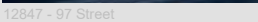







▼ NORTHWEST EDMONTON - LEASE ▼					
Price Reduced		<b>14444 - 118 Avenue</b> Edmonton, AB T5L 2M5 14444	Size: 2,105 SF Lease Rate: \$10.00/SF Op. Costs: \$8.96	OFFICE INDUSTRIAL RETAIL 2,105 sq.ft.± of retail/industrial/office space available. Renovations include addition of a barrier free washroom.	Kim Sarnecki
		 <a href="#">VIEW BROCHURE</a>			
Price Reduced		<b>Nerval on 118th Avenue</b> 16504 - 118 Avenue Edmonton, AB T5V 1C8 Main Floor - Multiple Units	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
		 <a href="#">VIEW BROCHURE</a>			
Leased		<b>12851 - 97 Street</b> Edmonton, AB T5E 4C2 12851	Size: 1,280 SF Lease Rate: \$18.00/SF Op. Costs: \$10.50	RETAIL 1,280 sq. ft. (more or less) of showroom/office space. CSC can accommodate a wide variety of retail/professional users. Other tenants include Battle Rattle Tactical Supplies, Print Zone Express, Save-On Appliances and Warp 2 Games & Collectibles	Vince Caputo
					
Leased		<b>Plaza 100</b> 16729 - 100 Street Edmonton, AB T5X 3Z9 16729	Size: 3,696 SF Lease Rate: From \$20.00/SF Op. Costs: \$13.50	RETAIL Well established neighbourhood retail centre featuring a gas bar and convenience store. Potential to demise into three separate bays. High parking ratio. Pylon signage available at market rates. Fully air-conditioned. Floor to ceiling windows.	Chad Snow Kari Martin
					
Leased		<b>Callingwood Square</b> 6715 - 177 Street Edmonton, AB T5T4K3 6715	Size: 1,290 SF Lease Rate: \$28.00/SF Op. Costs: \$14.00	OFFICE RETAIL 1,290 sq.ft. retail/office space. Excellent location in west Edmonton that services multiple communities and provides easy access to arterial roadways and generous parking. Anchored by McDonald's and Shell gas station.	Don Robinson
		 <a href="#">VIEW 3D TOUR</a>			



11507 - 120 Street

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



[VIEW BROCHURE](#)

Size: 10,000 and 13,035 SF  
Lease Rate: \$6.00/SF  
Op. Costs: \$5.00

#### OFFICE INDUSTRIAL RETAIL

Flex space available in the Prince Rupert neighbourhood of Edmonton. BE zoning which allows for a wide range of uses. Mix of showroom and dock loading warehouse options. Economical lease rates. Fronting 120 Street with excellent access to Kingsway Avenue and 111 Avenue, minutes from the downtown core and trendy 124 Street area.

Chad Snow  
Kari Martin



11810 - 103 Street

**Park Plaza**  
11822 - 103 Street  
Edmonton, AB T5G2J2  
11834



[VIEW BROCHURE](#)

Size: 2,255 - 3,250 SF  
Lease Rate: MARKET  
Op. Costs: \$8.25

#### RETAIL

Fixtured restaurant/pub available. Options from 2,255 sq.ft.± up to 3,250 sq.ft.±. Over 180 parking stalls on site. Single storey retail centre in the Westwood neighbourhood, directly across from the NAIT campus. Heavy foot traffic in the area coming from the large residential population surrounding the centre as well as high traffic anchor tenants.

Chad Snow  
Kari Martin



12912 St. Albert Trail

**Overland Place**  
12948 St. Albert Trail  
Edmonton, AB T5L 4H6  
12948



[VIEW BROCHURE](#)

Size: 2,598 SF  
Lease Rate: MARKET  
Op. Costs: \$5.12

#### RETAIL

Excellent exposure and access to St Albert Trail. Currently operated as a high end dress showroom, the property is well suited for both indoor participant uses or groups requiring showroom/retail opportunities. Economical lease opportunity with low additional rent. Double row of parking.

Daniel Yarmon  
Chad Snow  
Kari Martin



14815 Yellowhead Trail NW

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



[VIEW BROCHURE](#)

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

#### OFFICE RETAIL

Small bay warehouse retail. Located across the street from Costco. New improvements. Grade loading. Full wall of windows along the front to allow for ample natural light. Over 80+ parking stalls on site. BE zoning which allows for a variety of uses. Higher ceilings.

Chad Snow  
Kari Martin



15511 - 118 Avenue NW

**Centre 118**  
15515/25 - 118 Avenue  
Edmonton, AB T5V 1C5  
Unit 1 and Unit 2



[VIEW BROCHURE](#)

Size: 1,200 and 1,756 SF  
Lease Rate: \$18.00/SF  
Op. Costs: \$11.50

#### RETAIL

Two spaces available including 1,202 sq.ft.± and 1,756 sq.ft.±. 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  
Gordon Lough



16604 - 109 Avenue NW

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



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

OFFICE RETAIL

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

Chad Snow  
Kari Martin



10310 - 124 Street

**The Century Building**  
10310 - 124 Street  
Edmonton, AB T5N1R2  
103



Size: 3,811 SF  
Lease Rate: MARKET  
Op. Costs: \$17.01



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



16815 Stony Plain Road

**Mayfield Quarters**  
16815 Stony Plain Road  
Edmonton, AB T5P 4B1



Size: 13,750 SF  
Lease Rate: From \$23.00/SF  
Op. Costs: \$7.66

RETAIL

Retail strip mall with direct exposure to Stony Plain Road. Income-producing, fully-fixture carwash with over 30 years of history with 10 year lease in place. Redeveloped in 2018. Retail bays from 1,250 sq.ft. to 6,250 sq.ft. Fully sprinklered. Directly across the street from Mayfield Common. CB2 General Business zoning. Call listing agent for sale price.

Julie Lam



17410 107 Avenue

17410 107 Avenue  
Edmonton, AB - Alberta T5S1E9



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



OFFICE RETAIL

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

Ryan Brown  
Darcie Brown  
Chad Griffiths  
Drew Joslin  
Conor Clarke



11050 - 156 Street

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



SUBLEASE

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

OFFICE RETAIL

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

Chad Snow  
Kari Martin



### ▼ NORTHWEST EDMONTON - SALE ▼



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



10310 - 124 Street

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



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

OFFICE RETAIL INVESTMENT

The Century Building on 124th is a unique multi-tenant investment prominently located on the NW corner of 124th Street and 103rd Avenue. The centre has a complimentary mix of retail and professional offices tenancies with current report Net Operating Income (Fully Stabilized) of \$412,290.96 (2023) per annum.

Vince Caputo  
Daniel Yarmon



5328 Admiral Girouard Street NW

5314 Admiral Girouard Street  
Edmonton, AB T5E6Z7



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

OFFICE RETAIL

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

Hennadiy Menyaylov



10310 - 124 Street

**The Century Building**  
10310 - 124 Street  
Edmonton, AB T5N1R2  
103



Size: 3,811 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



16815 Stony Plain Road

**Mayfield Quarters**  
16815 Stony Plain Road  
Edmonton, AB T5P 4B1



Size: 13,750 SF  
Sale Price: Call Listing Agent

RETAIL

Retail strip mall with direct exposure to Stony Plain Road. Income-producing, fully-fixture carwash with over 30 years of history with 10 year lease in place. Redeveloped in 2018. Retail bays from 1,250 sq.ft. to 6,250 sq.ft. Fully sprinklered. Directly across the street from Mayfield Common. CB2 General Business zoning. Call listing agent for sale price.

Julie Lam



17410 107 Avenue

17410 107 Avenue  
Edmonton, AB - Alberta T5S1E9



[VIEW BROCHURE](#)

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



[VIEW 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  
Darcie Brown  
Chad Griffiths  
Drew Joslin  
Conor Clarke

### ▼ NORTHEAST EDMONTON - LEASE ▼



550 Hermitage Road

**Hermitage Road Shopping Centre**  
592 Hermitage Road  
Edmonton, AB T5A4N2  
592



[VIEW BROCHURE](#)

Size: 1,625 SF  
Lease Rate: \$22.00/SF  
Op. Costs: \$11.67

RETAIL

Fully fixtured previous ghost kitchen space available immediately. High traffic anchor tenants. Located in a multi tenant retail centre in close proximity to both commercial and residential areas. Over 200+ parking stalls on site. Pylon signage available at market rates. Professionally managed.

Chad Snow  
Kari Martin



12820 - 97 Street

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



[VIEW BROCHURE](#)

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



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

OFFICE RETAIL

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

Vince Caputo



6503 - 118 Avenue

6503 - 118 Avenue  
Edmonton, AB T5W 1G5

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

OFFICE RETAIL

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

Michael Parsons



12820 - 97 Street

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



[VIEW BROCHURE](#)

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

OFFICE RETAIL

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

Vince Caputo



12820 - 97 Street

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



VIEW BROCHURE

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

OFFICE RETAIL

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

Vince Caputo



12912 - 50 Street

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



VIEW BROCHURE

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

OFFICE RETAIL

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

Kim Sarnecki



12820 - 97 Street

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



VIEW BROCHURE

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



VIEW VR TOUR

OFFICE RETAIL

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

Vince Caputo



100 Manning Crossing NW

**Manning Crossing**  
244 Manning Crossing  
Edmonton, AB  
244



VIEW BROCHURE

SUBLEASE  
Size: 1,088 SF  
Lease Rate: \$26.00/SF  
Op. Costs: \$16.00

RETAIL

High traffic and high exposure location. Large grocery anchored centre with abundant parking. Over 180 parking stalls on-site plus street parking. Join retailers such as A&W, Safeway, Tim Hortons and Smitty's in this busy centre. Two offices, open retail space, kitchen and washroom. Easily accessible from Manning Drive, 137 Avenue and the Yellowhead.

Darcie Brown  
Drew Joslin

### ▼ NORTHEAST EDMONTON - SALE ▼



12820 - 97 Street

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



VIEW BROCHURE

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



VIEW VR TOUR

OFFICE RETAIL

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

Vince Caputo





12820 - 97 Street

### North District

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



[VIEW BROCHURE](#)

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



[VIEW VR TOUR](#)

OFFICE RETAIL

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

Vince Caputo

### ▼ CENTRAL EDMONTON - LEASE ▼



12230 - 107 Avenue

12230 - 107 Avenue  
Edmonton, AB T5M 4A8  
12230



[VIEW BROCHURE](#)

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

OFFICE RETAIL

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

Hennadiy Menyaylov



10104 - 111 Avenue

### Royal Alex Place

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



[VIEW BROCHURE](#)

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



[UNIT 105](#)  
[UNIT 10108](#)

OFFICE RETAIL

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

Hennadiy Menyaylov



11404 Jasper Avenue

### Jasper 114

11408 Jasper Avenue  
Edmonton, AB T5K0M1  
Multiple Units



[VIEW BROCHURE](#)

Size: 1,253-5,506 SF  
Lease Rate: \$35.00/SF  
Op. Costs: \$16.06



[VIEW VR TOUR](#)

RETAIL

Tenant mix includes medical clinic and pharmacy. 1,253 sq.ft. to 5,506 sq.ft. available. New modern fa  ade. New snow melt system and parking system. 35 heated, underground parking stalls. Direct exposure to Jasper Avenue.

Julie Lam



12405 - 107 Avenue

12407 - 107 Avenue  
Edmonton, AB T5M 1Z2



[VIEW BROCHURE](#)

Size: 1,404 SF  
Lease Rate: \$22.00/SF  
Op. Costs: \$13.53

RETAIL

Exposure retail location on Edmonton's trendy 124 Street. Previously operated as a money lending location, the mix of open area and office works for a variety of users. On site parking available. Potential for new glass storefront. Pylon signage available.

Kari Martin  
Daniel Yarmon



9028 Jasper Avenue

**9028 Jasper Avenue**  
Edmonton, AB T5H 3Y6  
Unit 2



Size: 1,787 SF  
Lease Rate: \$25.00/SF  
Op. Costs: \$15.17



### RETAIL

Currently built out as a hair salon with ventilation for a restaurant on the west side of premises. 5 parking stalls with an additional 28 stalls in the lot. Prime exposure to Jasper Avenue. Zoning (RA9) high-rise apartment zone. Available immediately.

Hennadiy Menyaylov



9935 - 104 Street

**9935 - 104 Street**  
Edmonton, AB T5K 0Z2



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

### OFFICE RETAIL

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

Drew Joslin  
Ryan Brown  
Chad Griffiths



10957 - 124 Street

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



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



### OFFICE RETAIL

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

Vince Caputo



10577 - 109 Street

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



### SUBLEASE

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

### OFFICE RETAIL

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

Derek Claffey

### ▼ CENTRAL EDMONTON - SALE ▼



10508 - 107 Avenue

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

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



### OFFICE RETAIL

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

Vince Caputo  
Ghena Menyaylov



Sold



10714 - 124 Street

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

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



OFFICE RETAIL

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

Vince Caputo  
Michael Parsons



10315 - 109 Street

**Harvest Building**  
10315 - 109 Street  
Edmonton, AB T5J1N3



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



OFFICE RETAIL INVESTMENT

City Grant Program: Potential incentives available for facade upgrade and future maintenance. Functionality: 16,181 sq.ft. modern open office plan accommodates a variety of professional and/or retail/showroom users. Prominent Downtown Location: Prime property exposure to 27,800 vehicles per day and easy accessibility to public transportation (City of Edmonton, 2020). Tenant in Place: Fully leased to YMCA until March 2024.

Vince Caputo  
Michael Parsons



10503 - 81 Avenue

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



Size: 17,600 SF  
Sale Price: \$3,600,000.00

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



10957 - 124 Street

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



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



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 689 sq.ft.±; 2nd Floor units ranging from 1,776 sq.ft.±. Modern construction and building amenities. Access to on-site surface parking, on-street parking and underground heated

Vince Caputo

### ▼ SOUTHEAST EDMONTON - LEASE ▼



8123 - 104 Street NW

**Marquee Corner Retail Site on Whyte A**  
8137 - 104 Street  
Edmonton, AB T6E 4E4



Size: 1,327 SF  
Lease Rate: \$45.00/SF  
Op. Costs: \$13.00

RETAIL

High profile signage rights available. Exposure to 41,300 vehicles per day (2020 City of Edm). Mixed-use historic building with main floor access to Whyte Avenue. Walking access to countless amenities including coffee shops, restaurants, boutique retail, fitness and entertainment. Basement space with separate entrance also available. Immediate availability.

Vince Caputo

Price Reduced

Leased



9933 - 63 Avenue

**Argyl Plaza**  
9941 - 63 Avenue  
Edmonton, AB T6E 6C7  
9941

Size: 1,216 SF  
Lease Rate: \$25.00/SF  
Op. Costs: \$15.00



#### RETAIL

1,216 sq.ft.± available. Prime frontage to Argyl Road and 99 Street. Well-maintained and professionally managed commercial plaza. Building and pylon signage available. Easily accessible with exceptional exposure. Surface scramble parking available. Neighbouring 2,000 sq.ft. unit is also available.

Don Robinson



10377 - 51 Avenue

**Trail South Corner**  
10397 - 51 Avenue  
Edmonton, AB T6H 0K4

Size: 1,311 SF  
Lease Rate: MARKET  
Op. Costs: \$17.88



#### RETAIL

1,311 sq.ft.± medical/retail space available. Well located shopping centre shadow anchored by the Italian Centre Shop. Ideal location for dental, optical, chiro, medical specialist, professional or retail uses. Easy access through all directional lit intersection on 51st Avenue.

Daniel Yarmon



4600 - 99 Street

**Letourneau Centre**  
4600 - 99 Street  
Edmonton, AB T6E 5H5  
Multiple Units

Size: 1,347-16,401 SF  
Lease Rate: MARKET  
Op. Costs: \$11.70



#### OFFICE INDUSTRIAL RETAIL

Ability to accommodate a wide variety of users with retail, industrial and office space available. size options available from 1,347 to 16,401 sq.ft.±. High parking ratio. Exposure to 99th Street.

Darcie Brown  
Drew Joslin  
David Sabo  
Ryan Brown



5504 Calgary Trail NW

**5512 Calgary Trail**  
Edmonton, AB T6H 4K1

Size: 1,280 SF  
Lease Rate: MARKET  
Op. Costs: \$17.58



#### RETAIL

1,280 sq.ft.± available for immediate possession. Join national tenants Starbucks and Popeye's Supplements. High exposure to Calgary Trail and over 32,000 vehicles per day. Make use of four existing offices or have the landlord provide the premises as a clean shell.

Daniel Yarmon



5524 Calgary Trail NW

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

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



#### OFFICE RETAIL

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

Chad Snow  
Kari Martin



5845 - 99 Street

**99 Retail/Warehouse with Yard**  
5845/55 - 99 Street  
Edmonton, AB T6E 3N8  
5845/55



Size: 5,500-6,500 SF  
Lease Rate: MARKET  
Op. Costs: \$5.38

#### INDUSTRIAL RETAIL

Direct exposure to 99th Street. Professional showroom/warehouse with yard. Access to major roadways such as 99 Street, Whitemud Freeway, Anthony Henday. Prominent building signage.

Julie Lam



6025 - 86 Street NW

**Wagner Plaza**  
8509 Wagner Road  
Edmonton, AB T6E 5A7



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

#### OFFICE RETAIL

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

Darcie Brown  
Drew Joslin  
Ryan Brown  
Chad Griffiths



7441 Roper Road NW

**Summit Centre**  
7415 Roper Road  
Edmonton, AB T6B 3K9  
7415



Size: 2,296 SF  
Lease Rate: From \$14.00/SF  
Op. Costs: \$12.75

#### RETAIL

Located at the intersection of two major arterial roads (75 Street and Roper Road). High ceilings, open showroom. Eight rows of common parking. Prominent signage opportunity and pylon sign facing major intersection. Located on the Valley Line LRT route, less than 1km from the Davies Valleyline LRT Station on 75 Street.

Chad Snow  
Kari Martin



9343 - 50 Street

**Parkwood Office Centre**  
9, 9343 - 50 Street  
Edmonton, AB T6B 2L5  
Unit 9



Size: 1,020 SF  
Lease Rate: \$14.00/SF  
Op. Costs: \$14.37

#### RETAIL

1,020 sq. ft.± main floor retail space available for Lease within the Parkwood Office Complex. Unit outfitted as fully fixtured kitchen, seating area, and bathrooms. Ideal for food service or production users.

Michael Parsons  
Derek Claffey



9441 - 50 Street

**Eastgate Crossing**  
9441 - 50 Street  
Edmonton, AB T6B 3K7  
Multiple Bays



Size: 2,000-14,000 SF  
Lease Rate: MARKET  
Op. Costs: \$6.50

#### INDUSTRIAL RETAIL

Eastgate Crossing is a new high exposure development surrounded by numerous amenities. Attractive modern buildings with 130± parking stalls. Bay sizes starting at 2,000 sq.ft.±, accommodating businesses of all sizes. Professionally managed property. Located near Capilano Mall, a major transit hub. Conveniently located, with quick access to Anthony Henday Drive from 101st Avenue. Turn-key options available.

Daniel Yarmon





5805 Gateway Blvd

5817 Gateway Blvd  
Edmonton, AB T6H2H3



Size: Building: 16,800 | Bays for L  
Lease Rate: MARKET  
Op. Costs: \$4.31

### INDUSTRIAL RETAIL

Building for sale or individual bays for lease. Seven 2,400 sq.ft.± bays: two leased, five vacant. High exposure along Gateway Boulevard with easy access and good marshalling area. Up to 9,600 sq.ft. of vacant space available immediately. Ideal for owner/user looking for additional investment income.

Darcie Brown  
Ryan Brown  
Conor Clarke  
Chad Griffiths  
Drew Joslin



4601 - 99 Street

**Block 99**  
4603 - 99 Street  
Edmonton, AB T6E4Y1  
4603



### SUBLEASE

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

### OFFICE RETAIL

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

Ryan Brown  
Vince Caputo  
Chad Griffiths  
Chad Snow

### ▼ SOUTHEAST EDMONTON - SALE ▼



10507 Saskatchewan Drive

10507 Saskatchewan Drive  
Edmonton, AB T6E 4S1



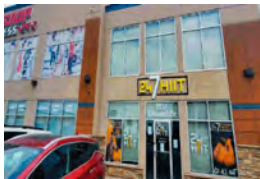
Size: 10,450 SF  
Sale Price: \$3,100,000.00



### OFFICE RETAIL INVESTMENT

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

Vince Caputo  
Michael Parsons



2907 Ellwood Drive SW

**Parsons Centre**  
2931 Ellwood Drive SW  
Edmonton, AB T6X 0B1  
2931



Size: 2,500 SF  
Sale Price: \$799,000.00

### RETAIL

2,500 sq.ft.± retail condo in Parsons Centre. Fully developed unit in a busy retail center. Unit was previously utilized as a Fitness Club. Located off Parsons Road with convenient access to Ellerslie Road, Gateway Blvd, Calgary Trail, and Anthony Henday Drive. Perfect for fitness, retail, consumer services, or medical users. Strong tenant mix in the complex with hair salons, restaurants, brewery, and a fitness centre among others.

Drew Joslin  
Darcie Brown  
Chad Griffiths  
Ryan Brown



5805 Gateway Blvd

5817 Gateway Blvd  
Edmonton, AB T6H2H3



Size: Building: 16,800 | Bays for L  
Sale Price: \$2,850,000.00

### INDUSTRIAL RETAIL

Building for sale or individual bays for lease. Seven 2,400 sq.ft.± bays: two leased, five vacant. High exposure along Gateway Boulevard with easy access and good marshalling area. Up to 9,600 sq.ft. of vacant space available immediately. Ideal for owner/user looking for additional investment income.

Darcie Brown  
Ryan Brown  
Conor Clarke  
Chad Griffiths  
Drew Joslin

### ▼ ST. ALBERT/STURGEON COUNTY - LEASE ▼



150 Carleton Drive

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



VIEW BROCHURE

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

#### OFFICE RETAIL

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

Derek Claffey  
Drew Joslin  
Darcie Brown  
Chad Griffiths  
Ryan Brown



20 Sir Winston Churchill Avenue

20 Sir Winston Churchill Avenue  
St. Albert, AB T8N 2W5  
Multiple units



VIEW BROCHURE

Size: 1,138-2,317 SF  
Lease Rate: From \$10.00/SF  
Op. Costs: \$5.46

#### 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.

Darcie Brown  
Drew Joslin  
Ryan Brown



32 St. Anne Street

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



VIEW BROCHURE

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

Hennadiy Menyaylov



585 St. Albert Trail

**Sierras of Inglewood**  
585 St. Albert Trail  
St. Albert, AB T8N 6G5  
#50



VIEW BROCHURE

Size: 885 SF  
Lease Rate: \$26.00/SF  
Op. Costs: \$16.00



VIEW VR TOUR

#### RETAIL

885 sq.ft.± retail/office bay. Prime exposure to St. Albert Trail.

Hennadiy Menyaylov

### ▼ BEAUMONT - LEASE ▼



5601 Magasin Avenue

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



VIEW BROCHURE

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

#### OFFICE RETAIL

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

Michael Parsons  
Vince Caputo

Price Reduced

### ▼ SHERWOOD PARK/STRATHCONA COUNTY - LEASE ▼



849 Premier Way

**849 Premier Way**  
Sherwood Park, AB T8H 0N6  
120



[VIEW BROCHURE](#)

Size: 3,120 SF  
Lease Rate: \$14.00/SF  
Op. Costs: \$9.50

#### RETAIL

Located next to Millennium Place. White box ready for immediate development. Excellent window frontage. Zoning bylaw allows for a variety of uses including health services, professional services, food, retail etc. Ample surface parking with option to lease underground parking.

Daniel Amero  
Kevin Mockford  
Gordon Lough

Further Reduced

### ▼ SHERWOOD PARK/STRATHCONA COUNTY - SALE ▼



160 Broadway Boulevard

**Broadway Business Center**  
104, 160 Broadway Blvd  
Sherwood Park, AB T8H 1R4  
104



[VIEW BROCHURE](#)

Size: 3,027 SF  
Sale Price: \$799,000.00



[VIEW VR TOUR](#)

#### RETAIL

3,027 sq.ft.± of high end retail space built out over two floors. 10'x12' grade overhead door. Centrally located in Sherwood Park directly off of Baseline Road and Broadmoor Blvd. Ideal for retail or professional office users. Current tenants within building include an accounting firm, psychologist, investment group and a restaurant.

Kevin Mockford  
Chad Griffiths  
Ryan Brown  
Drew Joslin



134 Pembina Road

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



[VIEW BROCHURE](#)

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

#### OFFICE RETAIL

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

Don Robinson

### ▼ FORT SASKATCHEWAN - LEASE ▼



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

### ▼ FORT SASKATCHEWAN - SALE ▼



10471 - 99 Avenue

**10471 - 99 Avenue**  
Fort Saskatchewan, AB T8L 0V6  
601



[VIEW BROCHURE](#)

Size: 6,781 SF  
Sale Price: \$1,220,000.00



[VIEW 3D TOUR](#)

#### RETAIL

Functional Layout: 6,781 sq.ft.± open showroom with ability to customize from current buildout to cater to a wide range of professional and retail uses. Bonus Mezzanine Area: 1,584 sq.ft.± (33'± x 48'± ). Prime Exposure: Visibility to 99 Avenue north bound and south bound traffic. Location: Unit is part of the Fort Station Development with easy access to public transit and amenities. Sale Price: \$1,220,000 (\$180 psf).

Vince Caputo

New



### ▼ LEDUC/NISKU/LEDUC COUNTY - LEASE ▼



6104 - 50 Street

**Leduc Towne Centre**  
Bay 70  
Leduc, AB T9E 6X1  
Bay 70



[VIEW BROCHURE](#)

SUBLEASE

Size: 450 SF

Op. Costs: \$8.00

RETAIL

Small retail/office space available immediately. 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.

Chad Snow  
Kari Martin

### ▼ OUT OF TOWN - LEASE ▼



5610 - 48 Avenue

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



[VIEW BROCHURE](#)

Size: 2,020 - 3,246 SF  
Lease Rate: \$12.00/SF  
Op. Costs: \$8.00



[VIEW VR TOUR](#)

INDUSTRIAL RETAIL

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

Chad Snow  
Kari Martin



17 Athabasca Avenue

17 Athabasca Avenue  
Devon, AB T9G 1G5  
Multiple Units



[VIEW BROCHURE](#)

Size: 1,218 - 2,564 SF  
Lease Rate: MARKET  
Op. Costs: \$5.00

RETAIL

Vacant retail bays, 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!

Darcie Brown  
Drew Joslin  
Ryan Brown  
Chad Griffiths



5013 - 48 Street

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



[VIEW BROCHURE](#)

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

OFFICE RETAIL

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

David Sabo  
Ed Stenger

### ▼ OUT OF TOWN - SALE ▼



5904 - 3 Avenue

5904 - 3 Avenue  
Edson, AB T7E 1R8



[VIEW BROCHURE](#)

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



[VIEW 3D TOUR](#)

OFFICE RETAIL

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

Kevin Mockford  
Kim Sarnecki



5303 - 48 Avenue

**Redwater**  
5303 48 Avenue  
Redwater, AB T0A 2W0



VIEW BROCHURE

Size: 22,000 SF  
Sale Price: \$3,800,000.00



VIEW 3D TOUR

### 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

Vince Caputo



5316 - 46 Street

5316 - 46 Street  
Rocky Mountain House, AB T4T 0B



VIEW BROCHURE

Size: 7,537 SF  
Sale Price: \$955,000.00

### RETAIL

Currently one of two multi-bay car washes in Rocky Mountain House with high barrier to entry for future competition. Seven drive-through bays with quick service lube bays, allowing for alternate uses in this highly visible and easily accessible site. Exterior wand wash area for large trucks and RV's.

Vince Caputo