


NAI Commercial Current Sale Listings






July 2018



Business

Photo	Property Address	Available Sq Ft	Price	Comments	Contact Information	Brochure
	H.O. CONCRETE SUPPLY 6145 - 75 Street NW Edmonton, AB T6E 0T3 Canada		\$3,100,000	Opportunity to purchase a well-established Precast Concrete manufacturing and supply business. Current products range from masonry block, sidewalk block and paving stones, rebar chair's, exposed aggregate landscape products, parking curbs, concrete barriers, splash pans, retaining walls, and electrical products. Contracts in place with utility providers, and municipality. Centralized site of operations with 43,200sq.ft. of buildings on 9.87 Acres. Real estate also for sale for \$6,500,000. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure

Industrial








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	10550 115 Street Edmonton, AB T5H 3K6 Canada	9,056	\$1,275,000	Price reduction - motivated vendor. Strategically located in the highly sought after Brewery District with close proximity to the downtown core. Offers functional office and warehouse space serviced by a grade level overhead door. Free street parking out front and parking for 8 cars in the rear driveway. Direct exposure to 115 Street with prominent street signage. Close to public transport. See VC.	Vince Caputo	Property Brochure
	11650 - 154 Street (11769/71 - 156 Street) Edmonton, AB T5M 3N4 Canada	6,631	\$995,000	Reduced Pricing. 6,631 sq.ft.± end cap corner unit office/showroom/warehouse space. 1,991 sq.ft.± main floor professionally developed office/showroom area. 2,649 sq.ft.± open warehouse with two 12' x 14' overhead doors, 21'6" clear height, dedicated server room and shop washroom; 1,991 sq.ft.± concrete mezzanine with great natural light, partially developed and ready for finishing. Easy access to 156 Street, 118 Avenue, Yellowhead Trail and 170 Street. 8 titled parking stalls with the possibility to lease additional stalls. See KEV/FG.	Kevin Mockford Frank Gibson	Property Brochure
	174 Business Centre 11315 - 174 Street Edmonton, AB T5S 0B7 Canada	2,843	\$577,700	2,843 sq.ft.± including a registered main floor area of 1,879 sq.ft.± and 964 sq.ft.± of office and mezzanine on second floor. Main floor showroom/office, 2 piece washroom and warehouse. 2nd floor currently developed with 3 offices, 3 piece washroom, kitchenette and mezzanine area. Radiant tube heating in the warehouse. Air-conditioned and ceiling fans. Located in Armstrong Industrial off 174 Street close to 170 Street, 178 Street, 184 Street, Anthony Henday Drive, Yellowhead Trail and Stony Plain Road. See GM.	Hennady (Ghena) Menyaylov	Property Brochure
	465/69/73 Sioux Road Sherwood Park, AB T8A 4H2 Canada	7,310	\$967,000	PENDING. Three adjoining warehouse/office condo units totaling 5,225 sq.ft.± with additional 2,085 sq.ft.± storage mezzanine. 900 sq.ft.± of fully finished office space. Includes corner unit within highly desirable condominium complex. Superior location with easy access. Within seconds of Baseline Road and Anthony Henday Freeway. Concrete block construction. See MP.	Michael Parsons	Property Brochure
	5535 - 97 Street Edmonton, AB T6E 3H8 Canada	12,496	\$1,800,000	Freestanding building on 0.59 acres. Building is currently set up for two tenants. Could easily be opened up for single user or half used as investment. See RB, CG, DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure

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	6145 - 75 Street NW Edmonton, AB T6E 0T3 Canada	43,200	\$6,500,000	Centralized site with 43,200 sq.ft.± of buildings on 9.87 acres±. Across from the Valley LRT line Transit Centre. Low 9.9% site coverage ratio. Potential to add a rail spur to site. HO Concrete will complete a short-term lease if required. Business also for sale for \$3,100,000. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure
	6708 - 75 Street NW Edmonton, AB T6E 6T9 Canada	101,448	\$6,950,000	Free standing building with secured yard. 7,200 sq.ft.± newly developed (office area-A/C). 94,248 sq.ft.± warehouse - O/H heating. Additional 2nd floor above office 6,873 sq.ft.±; Also 1,942 sq.ft.± above back office at no additional cost. 2000 amp, 450 volt power. New sprinkler system. Compacted yard, graded for drainage. Pylon signage on 75 Street available. Potential use, light manufacturing, storage, fabrication. Multiple access to 75 Street & Wagner Road. See KPS/KC.	Ken Saunders Karen Chayka	Property Brochure
	8 Bay Office/Warehouse 9403 - 45 Avenue Edmonton, AB Canada	26,389	\$5,630,940	Industrial Multi-Tenant, concrete block structure, solid building. Located in South Edmonton in Papaschase Industrial neighbourhood. 8 office/warehouse bays on the main floor; 8 office units on the second-floor. East of 97 Street on 45 Avenue close to Whitemud Drive, 51 Avenue and 91 Street. Prospective CAP 5%. See GM.	Hennadiy (Ghena) Menyaylov	Property Brochure
	8804 Yellowhead Trail NW Edmonton, AB T5B 1G1 Canada	7,313	\$1,200,000	7,313 sq.ft.± stand-alone facility on Yellowhead Trail. Building signage that over 75,000+ vehicles pass by daily. Two (2) 14' x 12' grade loading doors. 2015 Population (5km radius) 207,773. Daily Traffic Count (2015 City of Edm) 78,700. See KPS/KS/CS/KM.	Ken Saunders Kim Sarnecki	Property Brochure
	Acheson Land and Buildings NE Corner of HWY 16 & HWY20 Parkland County, AB Canada	13,802	\$4,300,000	12.29 acre± site improved with several buildings/structures as follows: Residence/Office: 1,680 sq.ft.± main floor space with 5 private offices, reception area and kitchen; Workshop: 1,023 sq.ft.±; Quonset #1: 2,520 sq.ft.±; Quonset #2: 3,968 sq.ft.±; Quonset #3: 1,000 sq.ft.±; Quonset #4: 3,611 sq.ft.±. Quick access to HWY 16A with close proximity to HWY 60, HWY 16 and Anthony Henday Drive. See KEV,FG.	Kevin Mockford Frank Gibson	NEW Property Brochure
	Acheson Office/Warehouse #6, 101A 26230 Township Road 531A Acheson, AB T7X 5A4 Canada	2,158	\$379,000	Total of 2,158 sq.ft.± office/warehouse space available for sale or lease in Acheson. 1,401 sq.ft.± main floor with finished offices plus a 757 sq.ft.± second floor complete with 4 developed offices and a kitchen. Easy access to Yellowhead Trail. See GM.	Hennadiy (Ghena) Menyaylov	Property Brochure
	Airport Hangar - Warren Thomas Aerodrome Josephburg, AB T8L4B9 Canada	8,604	\$749,000	An ideal asset for a business start or private aircraft hangar base. Only airport hangar located on the apron, best public access on site. Ample shop and office space with combined cold storage area. Large secured outdoor area for storage or future expansion. Fueling station directly across on apron area. Brand new Diamond Door auto lock fully automated door with remotes (55 feet wide x 17 feet high clearance). Building is fully insulated with metal cladding and recently upgraded concrete floor. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure

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	Airport Hangar Westlock 59509 RR260 Westlock, AB Canada	7,400	\$640,000	7,400 sq.ft.± total space available. 6,400 sq.ft.± main floor (80' x 80'± with 22' ceiling clearance); 1,000 sq.ft.± improved with 4 offices, bathroom and kitchen area; 5,400 sq.ft.± open hangar floor. 1,000 sq.ft.± second floor mezzanine storage. 60' x 24' Diamond Door, fully automated (fits King Air) with 20' wide approach. 16' x 16' overhead grade level door. Building is fully insulated with metal cladding. Well lit T-8 lighting throughout shop. Forced air heating in the hangar bay and office. 200 amp service. See DA.	Daniel Amero	NEW Property Brochure
	Building and 21 Acres 5327 - 52 Avenue Tofield, AB T0B 4J0 Canada	16,950	\$1,800,000	PRICE REDUCED OVER \$600,000. 16,950 sq.ft.± pre-engineered steel building (120' x 140' open span) built in 2006. 21.41 acres ±. Fully serviced. Drive through bays, (3) 16' x 16'; (2) 16' x 20' overhead doors. 600 amp/240 volt, 3 phase, 4 wire service. Radiant tube heating. Rail line runs adjacent to the property. See FG/KEV.	Frank Gibson Kevin Mockford	Property Brochure
	Canenger Building 14204 - 128 Avenue 14208 Edmonton, AB T5L 3H5 Canada	3,200	\$465,000	Paragon listing E4015044. Up to 5,120 sq.ft.± of main floor space available + 1,280 sq.ft.± of second floor office space (6,400 sq.ft.±.). Size of a typical bay: 3,200 sq.ft.± bay available comprised of: 2,560 sq.ft.± main floor (640 sq.ft.± of office); 640 sq.ft.± second floor. Deep marshaling area. 12' x 14' overhead door dock loading, 30' x 85'4" bays. Convenient access to St. Albert Trail, Yellowhead Trail, 149 Street and 156 Street. See FG/KEV.	Frank Gibson Kevin Mockford	Property Brochure
	Canenger Building 14204 - 128 Avenue 14212 Edmonton, AB T5L 3H5 Canada	3,200	\$465,000	3,300 sq.ft.± comprised of: 640 sq.ft.± main floor office (2 offices and reception area); 775 sq.ft.± open storage area with windows; 1,560 sq.ft.± warehouse; T5HO lighting throughout warehouse; Main floor dimensions are 30' x 85.4' feet; 12' x 14' overhead dock door; 330 sq.ft.± of free storage mezzanine. This bay can be combined with adjacent bays to provide up to 12,800 sq.ft.± of main floor area, plus storage mezzanines in each bay. See FG/KEV.	Frank Gibson Kevin Mockford	Property Brochure
	Corner 1 Eighty Four 10707 - 184 Street 10731 - 184 Street Edmonton, AB T5S 2T2 Canada	3,610	\$866,400	MLS E1023267. New development in west Edmonton available immediately. Professionally landscaped and architecturally designed. Quasi retail and office/warehouse bay. Last bay of 3,610 sq.ft.±. 80+ parking stalls on site. Located on the north east corner of 184 Street and 107 Avenue near bus routes, close to banks, restaurants, hotels, shopping and the Anthony Henday. Condo fees currently estimated at \$3.00 per sq.ft. See CS/KM.	Chad Snow Kari Martin	Property Brochure
	Dominion Industrial 12020 - 142 Street Edmonton, AB T5L 2G8 Canada	41,495	\$5,200,000	41,495 sq.ft.± industrial/office improved as follows: 3,420 sq.ft.± office area including 5 private offices, storage area, open work area; 3,500 sq.ft.± covered storage free of rent; 3 dock doors and one 14' x 14' grade level door; Fenced, gated and paved yard area; 2,000 amp, 600 volt, 3 phase power (TBC); Sprinklered Front facing 142 Street. See KEV/FG.	Kevin Mockford Frank Gibson	Property Brochure
	F-60 Industrial Building 11211 266 Street Acheson, AB T7X 6H6 Canada	10,680	\$2,695,000	High-efficiency precast concrete building. 1,680 sq.ft. of modern office build-out with customizable mezzanine. Industrial power (600 amp; 600 volt) and LED lighting. Multiple O/H doors with 2x drive-through loading capability or Wash bay. Two (2) 10-ton overhead crane capabilities. 28' clear ceiling height. Two (2) access points into fenced and graveled yard. Exposure and quick access via controlled intersection to HWY 60, HWY 16, HWY 16A, and Anthony Henday Drive. See VC.	Vince Caputo	Property Brochure

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	Former Highland Contracting Building 6226 - 41 Street Leduc, AB Canada	20,825	\$4,375,000	20,661 SQ. FT. BUILDING ON 2.54 ACRES. Newer construction (2012) facility with a 17.6% site coverage. Nicely appointed offices with high end finishes, including developed mezzanine with 2 offices, storage and additional lunchroom. 80 ft. clear span facility with multiple cranes throughout. Large compacted, graveled and fenced yard with 2 gated access points. Heavy power (1,000 amp, 600 volt) (to be confirmed by Purchaser). Cranes included in the sale price with additional	Vince Caputo	Property Brochure
	Former Pro Body Parts 5719 - 97 Street Edmonton, AB T6E 0B4 Canada	27,799	\$3,900,000	27,799 sq.ft.±, freestanding, industrial property on 1.4 acres. Direct exposure to 97 Street. Fully developed showroom and office. Convenient access to major roadways including Whitemud Drive and 99th Street. Heavy power. See JL	Julie Lam	Property Brochure
	Freestanding Industrial Building 6131 - 97 Street Edmonton, AB T6E 3J3 Canada	23,578	\$3,590,000	23,578 sq.ft. freestanding renovated industrial facility on 1.89 acre lot. 5T & 15T interior and exterior crane ways. 4,215 sq.ft. open faced sandblasting building (not included in building size). Recently renovated building (2014). See GM.	Hennadiy (Ghena) Menyaylov	Property Brochure
	Freestanding Industrial Facility 13007 - 149 Street Edmonton, AB T5L2J7 Canada	25,200	\$2,450,000	PENDING. PRICE FURTHER REDUCED. 25,200 sq.ft.± located within the optimal north west transportation corridor. The Property boasts ample power for various manufacturing applications. Concrete block construction. Combined dock and grade leasing. See VC. View 3D Virtual Tour: https://my.matterport.com/show/?m=5utDn45mX6W .	Vince Caputo	Property Brochure
	Freestanding Office/Warehouse Building 11224 - 143 Street NW Edmonton, AB T5M 1V5 Canada	25,075	\$3,000,000	25,075 sq.ft.± building on 1 acre of land available for sale in West Edmonton. Large amount of office build out approximately 10,600 sq.ft.± over two floors. Highly attractive and functional office spaces . Ability to demise building in several different ways for potential investment income. Yard storage at rear. Grade and interior dock loading. Easy access to 142 Street, 149 Street, and 111th Avenue. See MP.	Michael Parsons	Property Brochure
	Freestanding Warehouse/Office 6125 - 75 Street Edmonton, AB T6E 0T3 Canada	4,600	\$3,689,000	Built in 2010. 4,600 sq.ft.± office/warehouse on 4.6 acres±. Additional storage buildings on-site. Across from the Valley LRT Line Transit Centre. Low site coverage ratio. Over 500 feet of frontage to 75th Street. Potential to add a rail spur to site. Currently leased to Burnco to December 2019. See KC/KPS.	Karen Chayka Ken Saunders	NEW Property Brochure
	Harvest Mfg Property 3075 - 4 Street Nisku, AB T9E 8L1 Canada	7,440	\$8,950,000	Rare opportunity comprised of two industrial buildings (totaling 7,440 sq.ft.±) on 19.27 acres± with direct exposure to Highway 2. Main building: 5,240 sq.ft.± includes 4,000 sq.ft. shop and 1,240 sq.ft. office build out. Second building: 2,200 sq. ft.± includes 2,000 sq.ft. shop and 200 sq.ft. office. Strategically located in Nisku with excellent access to 41st Avenue interchange, Highway 625, and Highway 2. See MP.	Michael Parsons	Property Brochure

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	High Exposure Industrial Bays 12528 - 72 Street Edmonton, AB T5B 1Y6 Canada	10,290	\$0	2,573 sq.ft. up to 10,290 sq.ft. Brand new industrial bays with direct exposure to Yellowhead Trail and Fort Road. Directly across from Edmonton's \$186 million North East Transit Garage Project, bringing in 700 new employees and spurring revitalization in the area. Build to suite option available. High exposure signage. Front loading bays. High end facade. Construction to begin early 2018. Flexible size options available. Bays constructed to allow for concrete mezzanine. See CG/RB/DB.	Chad Griffiths Ryan Brown Darcie Bouteiller	Property Brochure
	High Utility Industrial Facility 21314 TWP RD 554 Fort Saskatchewan, AB T8L 4A4 Canada	12,586	\$3,700,000	PRICE REDUCED. Caters to a wide variety of industrial owner occupier users. Multiple crane way systems including building exterior pass through. Warehouse building designed for expansion. Ceiling height: 30' clearance under the eaves with 23' under crane hook height. Heavy power supply: 460 volt; 600 amp; 3 phase. Loading: 4x Hangar style loading doors with crane flaps for oversized loading and drive through capability. Zoning: IHH (Heavy industrial (Heartland)). Industrial Heartland, Strathcona County. See VC.	Vince Caputo	Property Brochure
	Industrial Condo Unit 10770 - 180 Street NW aka: 10784 Edmonton, AB T5S 2S4 Canada	1,356	\$325,000	1,356 sq.ft.± industrial condo unit. Four titled parking stalls. 12' x 12' grade loading overhead door. 100 amp, 220 volt, 3 phase power (TBC). Sprinklered. 19' clear height. Fibre optics to the building. See KEV/FG.	Kevin Mockford Frank Gibson	Property Brochure
	Industrial Multi-Bay in McNamara Industrial 10733 - 178 Street (10751) Edmonton, AB T5S 1J6 Canada	33,012	\$7,100,000	Industrial Multi-Tenant, concrete block structure, solid building. Located in West Edmonton in McNamara Industrial. Faces 178 Street, west of 170 Street, north of Stony Plain Road. Close to Yellowhead Trail, Anthony Henday Drive and 184 Street. Single storey, multi-tenant office warehouse building. See GM.	Hennadiy (Ghena) Menyaylov	Property Brochure
	Industrial Shop 4401 - 44 Street Rocky Mountain House, AB T4T 1P4 Canada	14,559	\$2,000,000	14,559 sq.ft.± on 1.98 acres± improved as 1,872 sq.ft.± main floor air-conditioned office/reception and 1,647 sq.ft.± second floor air-conditioned office. 11,040 sq.ft.± shop space. (2) 16' x 14', (7) 12' x 14' and (1) 8' x 8' grade level automatic overhead doors. T5H0 lighting in the shop area. Floor drains and sumps. Drive-through capability. Fenced/gated/graveled yard area. See KEV.	Kevin Mockford	Property Brochure
	Jubilee Business Centre 6051B - 47 Avenue Suite 210 Leduc, AB T9E 5X3 Canada	7,020	\$975,000	Price Reduced. 7,020 sq.ft.± end unit office/warehouse bay. High quality of construction, with attractive elevations. Site features heavy duty asphalt for entry and fielding areas. Dual compartment sumps. 8" thick concrete floors with ability to install 10-ton crane. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure
	Jubilee Business Park 204/205, 6051B - 47 Street Leduc, AB T9E 7A5 Canada	7,020	\$925,000	High quality construction with attractive elevations. Dual compartment sump in each bay. Two 16' x 18' grade loading doors. Three rows of parking on site. See RB,CG,DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	NEW Property Brochure

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	Leduc Business Park Freestanding Building Lot 42 4101 - 65A Avenue Lot 42 Leduc, AB T9E 0Z4 Canada	15,042	\$3,986,130	Insulated tilt-up concrete construction with modern office build out. Multiple 14' x 16' O/H doors with the capability to add drive through bays. High-efficiency building with low site coverage. Secured & gravelled yard with geo-textile grid and fabric underlay. 10-ton crane ready. Exposure to 65 Avenue and easy access to the QE2. IL Zoning. See VC/CG/RB/DB.	Vince Caputo Chad Griffiths Ryan Brown Darcie Bouteiller	Property Brochure
	Leduc Business Park Freestanding Building Lot 43 3907 - 65A Avenue Lot 43 Leduc, AB T9E 0Z4 Canada	12,006	\$3,181,590	Insulated tilt-up concrete construction with modern office build out. Multiple 14' x 16' O/H doors with capability to add drive-through bays. High-efficiency building with low site coverage. Secured & gravelled yard with geo textile grid and fabric underlay. 10 ton crane ready. Exposure to 65 Avenue and easy access to the QE2. IL Zoning. See VC/CG/RB/DB.	Vince Caputo Chad Griffiths Ryan Brown Darcie Bouteiller	Property Brochure
	Nerval on Roper Road 4904 Roper Road 4952 Edmonton, AB T6B3T7 Canada	2,110	\$495,850	Tilt up concrete and steel construction built in 2012/2013. Contiguous space available from 1,981 sq.ft.± - 8,126 sq.ft.± Office/Warehouse/Quasi retail. Sprinklered. Includes heating/air-conditioned units - one per unit. Pylon signage available. IB zoning. See KC.	Karen Chayka	Property Brochure
	Nerval on Roper Road 4904 Roper Road 4954 Edmonton, AB T6B3T7 Canada	1,991	\$467,885	Tilt up concrete and steel construction built in 2012/2013. Contiguous space available from 1,981 sq.ft.± - 8,126 sq.ft.± Office/Warehouse/Quasi retail. Sprinklered. Includes heating/air-conditioned units - one per unit. Pylon signage available. IB zoning. See KC.	Karen Chayka	Property Brochure
	Nerval on Roper Road 4904 Roper Road 4956 Edmonton, AB T6B3T7 Canada	2,034	\$477,990	Tilt up concrete and steel construction built in 2012/2013. Contiguous space available from 1,981 sq.ft.± - 8,126 sq.ft.± Office/Warehouse/Quasi retail. Sprinklered. Includes heating/air-conditioned units - one per unit. Pylon signage available. IB zoning. See KC.	Karen Chayka	Property Brochure
	Nerval on Roper 4904C - Roper Road (58 Avenue) Unit 4940 Canada, AB T6B 3T7 Canada	1,981	\$465,535	Tilt up concrete and steel construction built in 2012/2013. Contiguous space available from 1,981 sq.ft.± - 8,126 sq.ft.± Office/Warehouse/Quasi retail. Sprinklered. Includes heating/air-conditioned units - one per unit. Pylon signage available. IB zoning. See KC.	Karen Chayka	Property Brochure
	Nerval on Roper 4904C - Roper Road (58 Avenue) Unit 4942 Edmonton, AB T6B 3T7 Canada	2,024	\$475,640	Tilt up concrete and steel construction built in 2012/2013. Contiguous space available from 1,981 sq.ft.± - 8,126 sq.ft.± Office/Warehouse/Quasi retail. Sprinklered. Includes heating/air-conditioned units - one per unit. Pylon signage available. IB zoning. See KC.	Karen Chayka	Property Brochure
	Nerval on Roper 4904C - Roper Road (58 Avenue) Unit 4958 Edmonton, AB T6B 3T7 Canada	1,991	\$945,875	Tilt up concrete and steel construction built in 2012/2013. Contiguous space available from 1,981 sq.ft.± - 8,126 sq.ft.± Office/Warehouse/Quasi retail. Sprinklered. Includes heating/air-conditioned units - one per unit. Pylon signage available. IB zoning. See KC.	Karen Chayka	Property Brochure

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	Office/Warehouse Condo 6051B - 47 Street #210 Leduc, AB T9E 7A5 Canada	7,020	\$1,090,000	7,020 sq.ft. end unit office/warehouse bay. High quality of construction, with attractive elevations. Site features heavy duty asphalt for entry and fielding areas. Dual compartment sumps. 8" thick concrete floors with ability to install 10 ton crane. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure
	Rampart Business Centre 16135 - 142 Street NW Suite 109 Edmonton, AB T6V0M7 Canada	4,609	\$709,000	New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.	Chad Griffiths Ryan Brown Darcie Bouteiller Travis Dochuk	Property Brochure
	Rampart Business Centre 16135 - 142 Street NW Unit 101 Edmonton, AB T6V0M7 Canada	5,102	\$799,000	New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.	Chad Griffiths Ryan Brown Darcie Bouteiller Travis Dochuk	Property Brochure
	Rampart Business Centre 16135 - 142 Street NW Unit 102 Edmonton, AB T6V0M7 Canada	4,609	\$709,000	New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.	Chad Griffiths Ryan Brown Darcie Bouteiller Travis Dochuk	Property Brochure
	Rampart Business Centre 16135 - 142 Street NW Unit 103 Edmonton, AB T6V0M7 Canada	4,619	\$709,000	New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.	Chad Griffiths Ryan Brown Darcie Bouteiller Travis Dochuk	Property Brochure
	Rampart Business Centre 16135 - 142 Street NW Unit 104 Edmonton, AB T6V0M7 Canada	4,609	\$709,000	New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.	Chad Griffiths Ryan Brown Darcie Bouteiller Travis Dochuk	Property Brochure
	Rampart Business Centre 16135 - 142 Street NW Unit 105 Edmonton, AB T6V0M7 Canada	4,609	\$709,000	New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.	Chad Griffiths Ryan Brown Darcie Bouteiller Travis Dochuk	Property Brochure
	Rampart Business Centre 16135 - 142 Street NW Unit 106 Edmonton, AB T6V0M7 Canada	4,609	\$709,000	New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.	Chad Griffiths Ryan Brown Darcie Bouteiller Travis Dochuk	Property Brochure

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	Rampart Business Centre 16135 - 142 Street NW Unit 107 Edmonton, AB T6V0M7 Canada	4,978	\$759,000	New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.	Chad Griffiths Ryan Brown Darcie Bouteiller Travis Dochuk	Property Brochure
	Rampart Business Centre 16135 - 142 Street NW Unit 108 Edmonton, AB T6V0M7 Canada	4,609	\$709,000	New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.	Chad Griffiths Ryan Brown Darcie Bouteiller Travis Dochuk	Property Brochure
	Rampart Business Centre 16135 - 142 Street NW Unit 110 Edmonton, AB T6V0M7 Canada	4,619	\$709,000	New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.	Chad Griffiths Ryan Brown Darcie Bouteiller Travis Dochuk	Property Brochure
	Sheffield Industrial Condos 15712 - 112 Avenue NW Edmonton, AB T5M 2W1 Canada	2,493	\$473,670	Newer industrial condos available for sale in Northwest Edmonton. Owner occupier and/or investment potential. Two (2) 2,493 sq.ft. bays (4,986 sq.ft.± contiguous space) available starting at \$185/sq.ft. Powered grade level overhead doors. Radiant heating. Two compartment sump in warehouse. Quick access to 156 Street, with exposure to 112 Avenue and minutes from Yellowhead Trail and Anthony Henday Drive. Interior improvements include male & female washrooms, mezzanine and office. See CG/RB/VC/DB.	Chad Griffiths Ryan Brown Vince Caputo Darcie Bouteiller	NEW Property Brochure
	Sheffield Industrial Condos 15712 - 112 Avenue Edmonton, AB T5M 2W1 Canada	4,986	\$925,000	Newer industrial condos available for sale in Northwest Edmonton. Owner occupier and/or investment potential. Two (2) 2,493 sq.ft. bays (4,986 sq.ft.± contiguous space) available starting at \$185/sq.ft. Powered grade level overhead doors. Radiant heating. Two compartment sump in warehouse. Quick access to 156 Street, with exposure to 112 Avenue and minutes from Yellowhead Trail and Anthony Henday Drive. Interior improvements include male & female washrooms, mezzanine and office. See CG/RB/VC/DB.	Chad Griffiths Ryan Brown Vince Caputo Darcie Bouteiller	Property Brochure
	Southside Office/Warehouse 9520 - 27 Avenue Edmonton, AB T6N 1B2 Canada	6,614	\$1,175,000	6,614 sq.ft.± office/warehouse including 13 offices, two board/meeting rooms, open work areas, kitchen area, storage areas plus additional mezzanine storage (not included in area measurement), and warehouse. Three 12' x 14' grade loading doors. Close access to Parsons Road, 23rd Avenue, Gateway Boulevard/Calgary Trail, Anthony Henday Drive, Whitemud Drive. Low condo fees. See FG/KEV.	Frank Gibson Kevin Mockford	Property Brochure
	Unique Scaffold Property 12003 - 167 Street Edmonton, AB Canada	10,524	\$2,600,000	PRICE REDUCED \$250,000. Rare opportunity consisting of three industrial buildings (totaling 10,524 sq.ft.±) designed for single tenant situated on 2.32 acres ±. Low site coverage of approximately 9.5%. Yard consists of fully compacted gravel and concrete aprons. Fully fenced and gated. Lighting throughout. Can be purchased as investment (current owner will consider leaseback) or as vacant owner/user opportunity. Ideal location with easy access to 170th Street, Yellowhead Trail, and Anthony Henday Freeway. See MP.	Michael Parsons	Property Brochure

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Investment

Photo	Property Address	Available Sq Ft	Price	Comments	Contact Information	Brochure
	12812 52 Street Edmonton, AB T5A 0B6 Canada	10,040	\$1,600,000	Investment opportunity. Building consists of four individually titled units. Concrete block building. Quick access to 50th Street and Yellowhead Trail. Fully leased. Opportunity to invest now and sell off as condos in the future. Both Tenants have occupied the building long term. See DB/CG/RB.	Darcie Bouteiller Chad Griffiths Ryan Brown	Property Brochure
	Integrity Land Professional Building 9940 - 99 Avenue Fort Saskatchewan, AB T8L 4G8 Canada	26,128	\$5,600,000	PRICE REDUCED. Multi-tenant office/retail building located in Fort Saskatchewan City centre within the Alberta Industrial Heartland. 3 stories. 26,128 sq.ft.±. Parking on all four sides of building. Pylon sign in parking lot. Roof top gardens and perimeter deck. Sprinklered. Computerized security throughout building. Fish pond and professional reception area in welcoming lobby. Fitness center fully equipped with steamroom, showers, and locker room. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure
	Investment Portfolio Rainbow Lake, AB Canada	0	\$1,250,000	Investment opportunity: Hotel (32,321 sq.ft.± full service lodging facility), 4-Plex (2,800 sq.ft.± on 0.33 acres±), Mobile Home (852 sq.ft.± on 0.14 acres) available in Rainbow Lake, Alberta. See FG/KEV.	Frank Gibson Kevin Mockford	Property Brochure
	Multi-Tenant Office Bldg on 1.87 acres 18304 - 105 Avenue NW Edmonton, AB T5S 0C6 Canada	18,149	\$5,376,500	Separately titled 0.93 acre corner lot and two storey multi-tenant office building on 0.94 acres. IB (Industrial business) zoned. Located in West Edmonton in Wilson Industrial. Faces 184 Street on 105 Avenue. Close to Yellowhead Trail, Anthony Henday Drive and 178 Street. North of Stony Plain Road. See GM.	Hennadiy (Ghena) Menyaylov	Property Brochure

Land

Photo	Property Address	Acres	Price	Comments	Contact Information	Brochure
	2.28 Acres Parcel South Side of Township Road 492, West of Range Road 80 Drayton Valley, AB Canada	2.28	\$245,000	PENDING. Size 2.28 Acres. Site is fenced, graveled and energized. Two (2) approaches for optimal access points of entry. It is improved with a cold storage Quonset, a lean-to style open storage shed, small office trailer and 26 above ground steel storage tanks with containment beam. Located 2 km west of Drayton Valley on Township Road 492 which is an extension of 50th Avenue from Drayton Valley. The property has quick access to HWY 620, 621 & 22. See FG/KEV/VC.	Vince Caputo Kevin Mockford Frank Gibson	Property Brochure
	4.33 acres± Land/Yard 3065 - 64 Avenue (aka: 3165 - 64 Avenue) Edmonton, AB Canada	4.33	\$3,031,000	4.33 acres± yard space (208.5' x 90.46'). Gravel compacted on top of geotextile membrane. Fenced around perimeter. Conveniently located off of 34 Street and 64 Avenue, close to Whitemud Drive and Sherwood Park Freeway. 3 Tenants (month-to-month Lease). See GM.	Hennadiy (Ghena) Menyaylov	Property Brochure
	5.10 acres± Multi-Family & Single Family Site 4701 to 4707 - 50 Avenue Beaumont, AB T4X 1H5 Canada	5.10	\$3,750,000	Development site includes 4701-4707 - 50 Avenue. 5 serviced lots on 50 Avenue totaling 1.50 acres±. DC (controlled district) apartment/condo development. Height restriction of 24.5 metres. 3.58 acres± undeveloped land south of 50 Avenue proposed as single family lots. See KPS.	Ken Saunders	Property Brochure

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Land



Photo	Property Address	Acres	Price	Comments	Contact Information	Brochure
	9809 - 105 Street Edmonton, AB T5K 1A5 Canada	0.17	\$425,000	Land size 48' x 150'± (7,200 sq.ft.±). Site adjacent to EPSB Historical building. City of Edmonton 2014 Traffic Count (105 Street) 15,600 VPD. Adjacent land to the south, asking \$196/sq.ft.±. See KPS.	Ken Saunders	Property Brochure
	Beaumont Redevelopment Site 4904 - 50 Street Beaumont, AB T4X 1E7 Canada	0.22	\$549,000	Redevelopment site located directly on 50th Street in the heart of Downtown Beaumont. Scenic view from top of hill. 0.22 acre site currently consists of ~3,385 sq.ft. structure and paved parking lot. High traffic location with direct exposure to 50th Street traffic. Landlord open to build to suit opportunities. See MP/RB/CG/DB.	Michael Parsons Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure
	Build to Suit 88 Avenue & 13 Street NW Strathcona County, AB T6P 1X2 Canada	3.00	\$2,250,000	REDUCED \$100,000/acre. ±3.00 acres site located in Laurin Industrial Park. Potential build to suit opportunity available. Fully serviced to the property line. Easy access to 17 Street, Sherwood Park Freeway, Anthony Henday Drive, Yellowhead Trail. See FG/KEV.	Frank Gibson Kevin Mockford	Property Brochure
	Development Land - 4.63 Acres 501 Bethel Drive Sherwood Park, AB T8H 2M7 Canada	4.63	\$3,900,000	4.63 acres±. Serviced to the property line along Bethel Drive (water, sanitary, power, storm drainage). Adjacent to Synergy Wellness Centre site. Across from Bethel Transit Terminal. Located on Bethel Drive with easy access to Baseline Road, Lakeland Drive, Broadmoor Boulevard, Yellowhead Trail, and HWY 21. Neighbouring businesses include: Rona, Home Depot, and Synergy Wellness Centre (Medical Building). See KEV.	Kevin Mockford	Property Brochure
	Gravel Extraction Site NE-23-54-2-5 Lac Ste. Anne County, AB Canada	63.53	\$2,400,000	PRICE REDUCED! 63.53 acres± parcel of gravel extraction land available for sale. Drilling results show potential of at least 2 million tonnes of gravel available for extraction on the site (to be verified by purchaser, drilling results available upon request). Extraction permits available upon request. Great opportunity for pre-cast concrete, gravel, or construction companies. Located 30 minutes from City limits; Easy access to highway routes. See MP.	Michael Parsons	Property Brochure
	Lac Ste. Anne Land Meridian 5, Range 3, Township 55, Section 17 Lac Ste. Anne County, AB Canada	161.00	\$365,000	161 acres in Lac Ste. Anne County. Located approximately 10 minutes outside of Onoway and 1 hour away from Edmonton. Corner parcel of land that is bordered by Range Road 35 to the west and Township Road 552 to the south. Site is primarily treed. Located in very close proximity to the shores of Lac Ste. Anne. Current surface lease in place until 2020. 2017 property taxes of \$1253. Zoning AG2 Agricultural. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure
	Prime Lot on 109 Street 6930 - 109 Street Edmonton, AB T6H 3B8 Canada	0.00	\$1,600,000	Rare Corner redevelopment site with prime exposure to 109th Street. Zoning accommodates a wide variety of business uses. Close proximity to UofA hospital, UofA Campus, Downtown Edmonton. Located on major bus route and connecting to University LRT station. See VC.	Vince Caputo	Property Brochure
	Silverman Land - 20.96 acres S of Hwy 16A on West Side of Pioneer Road Parkland County, AB Canada	20.96	\$1,900,000	Total of 20.96 acres±. Bounded by an active railway line on the north boundary. Land is cultivated and currently being used for agricultural purposes. Could be developed as a "laydown" yard, other storage purposes or future industrial usage. See FG/KEV.	Frank Gibson Kevin Mockford	Property Brochure

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Land

Photo	Property Address	Acres	Price	Comments	Contact Information	Brochure
	Stony Plain Redevelopment Site 15820 Stony Plain Road Edmonton, AB T5P 3Z6 Canada	0.28	\$1,188,000	Former Commercial Motel currently sits on site. 0.28 Acre Rectangle Site. Phase 1 and Phase 2 Environmental reports available. Direct Exposure to Stony Plain Road. See MP/RB/CG/DB.	Michael Parsons Ryan Brown Chad Griffiths	Property Brochure
	Yellowhead Corridor 1.0 Acre of Land 8903 - 127 Avenue Edmonton, AB T5E 0A5 Canada	1.00	\$925,000	Graded 1.0 acre land ready for redevelopment. Direct exposure to busy 127 Avenue and backing onto the CN Rail line. Excellent access to Yellowhead Trail, Fort Road and Wayne Gretzky Drive. See TD.	Travis Dochuk	Property Brochure

Office








Photo	Property Address	Available Sq Ft	Price	Comments	Contact Information	Brochure
	#105, 65 Chippewa Road Sherwood Park, AB T8A 6G7 Canada	3,200	\$880,000	Rare opportunity for a retail/office user with small warehousing needs to purchase a unit within a modern professional building in Sherwood Park. Direct exposure to Chippewa Road and located one block south of Baseline Road, the main retail corridor of Sherwood Park. Currently outfitted as fitness studio. Unit also available for Lease (inquire for more details). See MP.	Michael Parsons	NEW Property Brochure
	97th Street Plaza #203, 4103 - 97 Street Edmonton, AB T6E 6E9 Canada	5,048	\$1,287,720	MLS Listing E1024392. Corner unit with abundant natural light. High exposure 2nd floor office condo (5,048 sq.ft.±) on 97th Street. Functional office design with modern finishes throughout. Spacious offices coupled with open work area accommodates a wide variety of professional users. Close proximity to Whitemud Drive and QEII. Easy access to public transit. Private main floor entry way. See DB/CG/RB.	Darcie Bouteiller Ryan Brown Chad Griffiths	Property Brochure
	Bay Plaza Condo 3104 Parsons Road NW Edmonton, AB T6N 1L6 Canada	1,033	\$295,000	Second floor, nicely finished, office space. 3 assigned parking stalls. Variety of office, retail and medical uses in the building. Close proximity to South Edmonton Common and Anthony Henday Drive. Elevator in building. See TD.	Travis Dochuk	Property Brochure
	Bridgewater Business Park 6920 Roper Road Edmonton, AB T6B 3H9 Canada	4,200	\$1,000,000	4,200 sq.ft.± available owner/user with income. Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. Building signage available over main door entrance. Large windows on both main floor and second floor. 109 parking stalls on site. See JL.	Julie Lam	Property Brochure
	Bridgewater Business Park 6920-6924 Roper Road Edmonton, AB T6B 3H9 Canada	8,400	\$1,600,000	8,400 sq.ft.± available owner/user with income. Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. Building signage available over main door entrance. Large windows on both main floor and second floor. 109 parking stalls on site. See JL.	Julie Lam	Property Brochure

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Office








Photo	Property Address	Available Sq Ft	Price	Comments	Contact Information	Brochure
	Bridgewater Business Park 6924 Roper Road Edmonton, AB T6B 3H9 Canada	4,200	\$1,000,000	4,200 sq.ft.± available vacant owner/user. Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. Building signage available over main door entrance. Large windows on both main floor and second floor. 109 parking stalls on site. See JL.	Julie Lam	Property Brochure
	Bridgewater Business Park 6956 Roper Road Edmonton, AB T6B 3H9 Canada	3,600	\$850,000	3,600 sq.ft.± available owner/user with income. Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. Building signage available over main door entrance. Large windows on both main floor and second floor. 109 parking stalls on site. See JL.	Julie Lam	Property Brochure
	Enterprise Centre 6718 - 75 Street (6732) Edmonton, AB T6E 6T9 Canada	4,400	\$1,299,500	PRICE REDUCED. 4,400 sq.ft.± on two floors. Developed offices, showroom and small rear warehouse storage. Main floor 2,553 sq.ft.± fully leased. Second floor 1,847 sq.ft.± available for owner occupancy with or without the current "60 day notice to vacate" tenancies that occupy 3 of 5 private offices. Direct exposure to 75th Street with immediate access to Whitemud Drive, Roper Road and Argyll Road. See KPS/KC. *(Also listed under Retail)	Ken Saunders Karen Chayka	Property Brochure
	Free-Standing Office Building 1 Carswell Street St Albert, AB T8N 6K3 Canada	8,423	\$2,950,000	8,423 sq.ft.± modern office building (2014) situated on 0.72 acres± with the ability for additional development. 4,241 sq.ft.± professionally developed main floor office space. 4,182 sq.ft.± second floor area with 5 year lease in place. Located on Carswell Street with quick access to Campbell Road, Anthony Henday Drive, 142 Street and 156 Street. Current owner will consider leasing main floor. VIRTUAL TOUR: https://goo.gl/J4tRDY See KEV.	Kevin Mockford	Property Brochure
	Nerval on 118th 16504 - 118 Avenue Second Floor Edmonton, AB T5V 1C8 Canada	1,098	\$274,500	New Nerval development with immediate occupancy. Two storey office/retail building with elevator and second floor common area washrooms. Unit size range from 1,098 sq. ft.± up to 21,710 sq.ft.±. Building is sprinklered. Tilt-up concrete and steel construction with high level of common area improvements and aesthetically pleasing building and exterior/landscaping. Includes one HVAC per unit. Fibre optic available in the near future. Pylon signage available. Operating Costs: \$12.50 to \$14.15/sq.ft./annum (2018 estimate). See KC.	Karen Chayka	Property Brochure
	Roper Business Centre 7203C - Roper Road Edmonton, AB T6B 3J4 Canada	1,809	\$499,000	PRICE REDUCED. 1,809 sq.ft. main floor, end cap unit with East exposure to 72 Street. Roper Business Centre was Built in 2002 by Letourneau Developments. Construction is concrete block with aesthetically pleasing exterior, and is sprinklered and air conditioned. Currently demised into vestibule entrance, large open reception and work area, two (2) offices, one washroom with shower, lunchroom and storage room. See KC/KPS.	Karen Chayka Ken Saunders	Property Brochure
	Southside Business Park 9601 - 41 Avenue (200 - 9637) Edmonton, AB T6E 6P6 Canada	1,572	\$259,380	New Pricing: Office units starting at \$155.00/sq.ft. South Central location with exposure to 97th Street. Functional improvements and floor plan. IB zoned allowing for a wide range of potential uses. Easy access to public transit and Whitemud Drive. Enriched reserve fund through developer contribution. New roof (2013) and steel cladding (2011) on both buildings. See VC/KEV/FG.	Vince Caputo Kevin Mockford Frank Gibson	Property Brochure

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Office



Photo	Property Address	Available Sq Ft	Price	Comments	Contact Information	Brochure
	Southside Business Park 9601 - 41 Avenue (201 - 9637) Edmonton, AB T6E 5X7 Canada	1,194	\$185,070	New Pricing: Office units starting at \$155.00/sq.ft. South Central location with exposure to 97th Street. Functional improvements and floor plan. IB zoned allowing for a wide range of potential uses. Easy access to public transit and Whitemud Drive. Enriched reserve fund through developer contribution. New roof (2013) and steel cladding (2011) on both buildings. See VC/KEV/FG.	Vince Caputo Kevin Mockford Frank Gibson	Property Brochure
	Southside Business Park 9601 - 41 Avenue (202 - 9613) Edmonton, AB T6E 5X7 Canada	925	\$143,375	New Pricing: Office units starting at \$155.00/sq.ft. South Central location with exposure to 97th Street. Functional improvements and floor plan. IB zoned allowing for a wide range of potential uses. Easy access to public transit and Whitemud Drive. Enriched reserve fund through developer contribution. New roof (2013) and steel cladding (2011) on both buildings. See VC/KEV/FG.	Vince Caputo Kevin Mockford Frank Gibson	Property Brochure
	Southside Business Park 9601 - 41 Avenue (205 - 9605) Edmonton, AB T6E 5X7 Canada	926	\$143,530	New Pricing: Office units starting at \$155.00/sq.ft. South Central location with exposure to 97th Street. Functional improvements and floor plan. IB zoned allowing for a wide range of potential uses. Easy access to public transit and Whitemud Drive. Enriched reserve fund through developer contribution. New roof (2013) and steel cladding (2011) on both buildings. See VC/KEV/FG.	Vince Caputo Kevin Mockford Frank Gibson	Property Brochure
	Totem Condominium 10604 - 172 Street (17214/16/18/20) Edmonton, AB T5S 1H8 Canada	3,098	\$425,000	REDUCED PRICING. Up to 3 contiguous units; each unit described as follows: Main floor 24' x 99.5' on 2,388 sq.ft.±; 2nd floor office 24' x 29.6' on 710.4 sq.ft.±; Total unit size: 3,098 sq.ft.± up to 9,294 sq.ft.±. Total office area of each unit is 1,420 sq.ft.± (air conditioned). 5 parking stalls/unit. New roof (2015), sprinklered, 20'4" clear height ceiling. 12' x 12' grade overhead door. Three phase, minimum 100 amps power (17414/16/18 have 200 amp/240 volt power). Starting at \$450,000/unit. See FG/KEV.	Kevin Mockford	Property Brochure
	United Health Centres 7609 - 109 Street Unit 105 Edmonton, AB T6G 1C3 Canada	1,338	\$515,130	PRICE REDUCED. Various sizes available from 1,158 -2393 sq.ft. office/medical condo units available. Close proximity to Whyte Avenue and Downtown. Strategically located near the UofA hospital. 4 levels of underground parking with additional parking secured in the lot East of the property plus on street parking. Fob secured building serviced by two independent Otis elevators. Now accepting professional uses. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure
	United Health Centres 7609 - 109 Street Unit 200 Edmonton, AB T6G 1C3 Canada	1,730	\$640,100	4 UNITS REMAINING. PRICE REDUCED. Various sizes available from 1,158-2393 sq. ft. office/medical condo units available. Close proximity to Whyte Avenue and Downtown. Strategically located near the UofA hospital. 4 levels of underground parking with additional parking secured in the lot East of the property plus on street parking. Fob secured building serviced by two independent Otis elevators. Now accepting professional uses. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure
	United Health Centres 7609 - 109 Street Unit 201 Edmonton, AB T6G 1C3 Canada	1,158	\$411,162	4 UNITS REMAINING. PRICE REDUCED. Various sizes available from 1,158-2393 sq. ft. office/medical condo units available. Close proximity to Whyte Avenue and Downtown. Strategically located near the UofA hospital. 4 levels of underground parking with additional parking secured in the lot East of the property plus on street parking. Fob secured building serviced by two independent Otis elevators. Now accepting professional uses. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure

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Office

Photo	Property Address	Available Sq Ft	Price	Comments	Contact Information	Brochure
	United Health Centres 7609 - 109 Street Unit 203 Edmonton, AB T6G 1C3 Canada	2,393	\$885,410	Various sizes available from 1,158-2,888 sq. ft. office/medical condo units available. Close proximity to Whyte Avenue and Downtown. Strategically located near the UofA hospital. 4 levels of underground parking with additional parking secured in the lot East of the property plus on street parking. Fob secured building serviced by two independent Otis elevators. Now accepting professional uses. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure
	United Health Centres 7609 - 109 Street Unit 205 Edmonton, AB T6G 1C3 Canada	1,431	\$500,850	4 UNITS REMAINING. PRICE REDUCED. Various sizes available from 1,158-2393 sq. ft. office/medical condo units available. Close proximity to Whyte Avenue and Downtown. Strategically located near the UofA hospital. 4 levels of underground parking with additional parking secured in the lot East of the property plus on street parking. Fob secured building serviced by two independent Otis elevators. Now accepting professional uses. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure

Retail

Photo	Property Address	Available Sq Ft	Price	Comments	Contact Information	Brochure
	Enterprise Centre 6718 - 75 Street (6732) Edmonton, AB T6E 6T9 Canada	4,400	\$1,149,000	PRICE REDUCED. 4,400 sq.ft.± on two floors. Developed offices, showroom and small rear warehouse storage. Above average improvements throughout. Built in 2003. Main floor 2,553 sq.ft.± fully leased. Second floor 1,847 sq.ft.± available for owner occupancy with or without the current "60 day notice to vacate" tenancies that occupy 3 of 5 private offices. Direct exposure to 75th Street with immediate access to Whitemud Drive, Roper Road and Argyll Road. See KPS/KC. *(Also listed under Office)	Ken Saunders Karen Chayka	Property Brochure
	Nerval on 118th 16504 - 118 Avenue Main Floor Edmonton, AB T5V 1C8 Canada	1,259	\$371,405	New Nerval development with immediate occupancy. Two storey office/retail building with elevator and second floor common area washrooms. Unit size range from 1,098 sq. ft.± up to 21,710 sq.ft.±. Building is sprinklered. Tilt-up concrete and steel construction with high level of common area improvements and aesthetically pleasing building and exterior/landscaping. Includes one HVAC per unit. Fibre optic available in the near future. Pylon signage available. See KC.	Karen Chayka	Property Brochure
	Nerval on 50th Street 4907 - 55 Avenue NW (4931) Edmonton, AB T6B3S3 Canada	4,478	\$1,253,000	4,478 sq.ft.± (main floor). Developed into showroom, two offices, lunchroom, washroom and storage. Corner unit with large windows to south (facing storm pond), west to 50th Street, and north to 55th Avenue. 3 HVAC units. Direct exposure to 50th Street (37,100 vehicles per average day City Edmonton 2014 Traffic Flow). Located in close proximity to Whitemud Freeway and Roper Road. See KC.	Karen Chayka	Property Brochure
	Retail Owner/User Opportunity 4912 - 50 Street Wetaskiwin, AB T9A 1J8 Canada	4,830	\$650,000	Renovated heritage district building. Established 3,380 sq.ft.± fully developed restaurant. Seating capacity 140. Full kitchen, bar, dining area, meeting room, 3 bathrooms and fire place. Ground level and basement level storage. Second floor apartment. Newer hot water tank and furnaces. 200 amp service. Convenient access to 50th Avenue and 50th Street. See DA.	Daniel Amero	NEW Property Brochure