


NAI Commercial Current Sale Listings






April 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	0	\$3,100,000	Opportunity to purchase a well-established Precast Concrete manufacturing and supply business. Established in 1958. Concrete Plant fully modernized with computerized equipment in 2001. 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 43,200sqft of buildings on 9.87 Acres. Recently	Ryan Brown Chad Griffiths Darcie Bouteiller	NEW Property Brochure

Industrial








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	10550 115 Street Edmonton, AB T5H 3K6 Canada	9,056	\$1,375,000	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 6 cars in the rear driveway. Direct exposure to 115 Street with prominent street signage. Close to public transport. VENDOR LEASEBACK OPPORTUNITY: Vendor may consider remaining as a Tenant for a limited period. See VC.	Vince Caputo	Property Brochure
	11204 - 154 Street Edmonton, AB T5M 1X7 Canada	12,000	\$2,795,000	PENDING. Attractive building situated on the southeast corner of the property. The site enjoys surplus land with compacted gravel & concrete fenced yard - 2 separate 0.97 acre lots. Extra lot allows for potential construction of second building. Building construction is painted concrete block, with an insulated built up tar and gravel roof. Heating is gas fired and radiant overhead heaters. Mercury vapour lighting. Features include 2-5 ton crane ways. Excellent location with access to 156 Street, 170 Street, 111 Avenue and Yellowhead Highway. See JB.	Jim Barkwell	Property Brochure
	11519 - 105 Avenue NW Edmonton, AB T5H 3Y5 Canada	6,407	\$1,475,000	Corner site fronting busy 115 Street. Large pylon sign. Growing retail and residential in area encouraged by the nearby Ice District, Grant MacEwan and proximity to downtown. Multiple front overhead doors. 2015 Population (5km radius) 202,116. Daily Traffic Count (2014 City of Edm) 22,500. See KPS/KS/CS/KM.	Ken Saunders Kim Sarnecki Chad Snow	NEW Property Brochure
	11650 - 154 Street Edmonton, AB T5M 3N4 Canada	6,631	\$1,125,000	6,631 sq.ft.± end cap corner unit office/showroom/warehouse space improved as follows: 1,991 sq.ft.± main floor professionally developed office/showroom area include two private offices, boardroom, open work area/showroom, reception area, kitchenette and two washrooms; 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. Tilt up concrete construction. Concrete trusses.	Kevin Mockford Frank Gibson	NEW 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	NEW Property Brochure

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	4260C - 93 Street Edmonton, AB T6E 5P5 Canada	1,388	\$400,000	2,271 sq.ft.± plus additional 670 sq.ft.± mezzanine. Developed with reception area, 3 offices, 1 washroom and storage room. Office area is air-conditioned. Quick access to Whitemud Drive, Gateway Boulevard and Calgary Trail. See TD/JB.	Travis Dochuk Jim Barkwell	NEW Property Brochure
	465/69/73 Sioux Road Sherwood Park, AB T8A 4H2 Canada	7,310	\$967,000	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	NEW Property Brochure
	6145 - 75 Street NW Edmonton, AB T6E 0T3 Canada	43,200	\$7,200,000	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	NEW 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. Ample staff/client parking. Multiple access to 75 Street & Wagner Road. Near LRT line and transit station now under construction. See	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	NEW 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 Chad Snow	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

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	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
	Building and 21 Acres 5327 - 52 Avenue Tofield, AB T0B 4J0 Canada	16,950	\$1,890,000	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 14208/10 Edmonton, AB T5L 3H5 Canada	6,400	\$930,000	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. IB zoning (Industrial Business Zone) which allows for a variety of uses. 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. 22' clear ceiling height in warehouse. Prefinished insulated 12' x 14' grade loading door. Floor	Chad Snow Kari Martin	Property Brochure
	Diversified Steel Products 5637 - 92 Street (5645 - 92 St) Edmonton, AB T6E 3A4 Canada	38,300	\$3,300,000	PRICE REDUCED. 38,300 sq.ft.± industrial shop with heavy power, gas and cranes. IB zoning (Business Industrial). Grade loading. Located in Coronet Industrial and 1km north of Whitemud Freeway. See JL.	Julie Lam	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

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	F-60 Industrial Building 11211 266 Street Acheson, AB T7X 6H6 Canada	10,680	\$2,950,000	High-efficiency precast concrete. 1,680 sq.ft. of modern office design. 1,680 sq.ft. mezzanine undeveloped and customizable. Multiple O/H doors with 2x drive-through loading capability or Wash bay. Two (2) access points of entry into fenced & gravelled yard. Two (2) 10 ton overhead crane capabilities. Industrial power (600 amp; 600 volt). 28' clear ceiling height. Exposure and quick access via controlled intersection to HWY 60, HWY 16, HWY 16A, and Anthony Henday Drive. See VC.	Vince Caputo	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.	Hennady (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
	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. Property is partially developed with industrial buildings and compacted gravel. Approximately 16 acres of raw, undeveloped land. IND	Michael Parsons	NEW Property Brochure
	High Exposure Industrial Bays 12528 - 72 Street Edmonton, AB T5B 1Y6 Canada	10,290	\$0	MARKET. 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	\$4,000,000	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	NEW Property Brochure
	Industrial Condo Bay with Yard 8703 - 53 Avenue (8719) Edmonton, AB T6E 5E9 Canada	3,511	\$725,000	3,511 sq.ft.± space available plus yard. Paved and fenced yard compound at the rear. Separate access to second floor office. Two compartment sump. T-5 lighting. Air conditioned. Two rows of parking in front of the bay. See GM.	Hennady (Ghena) Menyaylov	Property Brochure

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	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 NEW	Property Brochure
	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	Property Brochure
	Manning Crossing Business Centre 5410 - 136 Avenue C1-5410 Edmonton, AB T5S 2W3 Canada	1,800	\$415,000	Newly developed end cap unit optimal for a variety of commercial owner/users and tenants. Includes mezzanine (undeveloped) above office area. Industrial Business (IB) zoning. High efficiency lighting and mechanical fixtures. Prime north east intersection with easy public access. Two piece washroom included with plumbing in warehouse. Immediate possession. See VC/CS.	Vince Caputo Chad Snow Kari Martin	Property Brochure
	Nerval on Roper 4904C - Roper Road (58 Avenue) Unit 4940 Canada, AB T6B 3T7 Canada	1,981	\$465,535	1,981 - 8,000 sq.ft. available. Tilt up concrete and steel construction built in 2012. Seven (7) units available immediately. Warehouse/office units left. 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. Six (6) units available immediately. Office/Warehouse/Quasi retail. Sprinklered. Includes heating/air conditioned units - one per unit. Pylon signage available. IB zoning. See KC.	Karen Chayka	Property Brochure
	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
	Quantum Business Park 11203 180 Street (11239) Edmonton, AB T5S0B4 Canada	2,355	\$460,000	Corner unit. Functional office build-out. Additional mezzanine storage space. Professionally managed building. Easily accessible west end location. See DB/RB/CG.	Darcie Bouteiller Ryan Brown Chad Griffiths	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	Property Brochure

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	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	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	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	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	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	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	Property Brochure
	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	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	Property Brochure

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	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	Property Brochure
	Sheffield Industrial Condos 15712 - 112 Avenue Edmonton, AB T5M 2W1 Canada	4,986	\$1,047,000	Newer industrial condos available for sale in Northwest Edmonton. Owner occupier and/or investment potential. Two (2) 2,493 sq.ft. bays available at \$210/sq.ft. Total of 4,986 sq.ft. contiguous space available. 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	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

Investment


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	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
	Investment Portfolio Rainbow Lake, AB Canada	0	\$1,500,000	Investment opportunity: Hotel, 4-Plex, Mobile Home available in Rainbow Lake, Alberta. Rainbow Centre Hotel is a 32,321 sq.ft.± full service lodging facility including: 40 room hotel, restaurant with 2 dining rooms, lounge/bar, and liquor store on a 3.31 acre± site. 4-Plex Residential Property has 2,800 sq.ft.± including: Four (4) 700 sq.ft.± residential suites on a 0.33 acre site.	Frank Gibson Kevin Mockford	NEW Property Brochure

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	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 NEW	Property Brochure

Land







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	12130 - 184 Street Edmonton, AB T5V0A5 Canada	1.00	\$499,000	1 acre± lot. Fenced and graveled yard. Power (100 amp, 120 volt - to be verified) and natural gas to property. Water to property line. Immediate access to 184 Street. Close access to Yellowhead Trail and Anthony Henday Drive. See FG/KEV.	Frank Gibson Kevin Mockford	Property Brochure
	2.28 Acres Parcel South Side of Township Road 492, West of Range Road 80 Drayton Valley, AB Canada	2.28	\$245,000	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.	Frank Gibson Kevin Mockford Vince Caputo	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 NEW	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
	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	Property Brochure

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Land








Photo	Property Address	Acres	Price	Comments	Contact Information	Brochure
	Build to Suit 88 Avenue & 13 Street NW Strathcona County, AB T6P 1X2 Canada	3.00	\$2,385,000	REDUCED \$55,000/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	\$2,700,000	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). Property is ready for extraction; Significant investment in obtaining extraction permits have been made by current owner; 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.	Michael Parsons	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
	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

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Office








Photo	Property Address	Available Sq Ft	Price	Comments	Contact Information	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	NEW Property Brochure
	Bridgewater Business Park 6920 Roper Road Edmonton, AB T6B 3H9 Canada	4,200	\$1,100,000	Net rental rates starting at \$12.00/sq.ft./annum. 4,200 sq.ft. fully developed office space. Building signage available over main door entrance. Large windows on both main floor and second floor. 109 parking stalls on site. Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. See JL.	Julie Lam	Property Brochure
	Bridgewater Business Park 6924 Roper Road Edmonton, AB T6B 3H9 Canada	4,200	\$1,100,000	Net rental rates starting at \$12.00/sq.ft./annum. 4,200 sq.ft. fully developed office space. Building signage available over main door entrance. Large windows on both main floor and second floor. 109 parking stalls on site. Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. See JL.	Julie Lam	Property Brochure
	Enterprise Centre 6718 - 75 Street (6732) Edmonton, AB T6E 6T9 Canada	4,400	\$1,375,000	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. Demised into front showroom/reception area, kitchenette, 2 to 3 offices, boardroom and small warehouse with 14' overhead door. 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. Second floor demised into reception area, 5 offices, kitchen area, two washrooms	Ken Saunders Karen Chayka	NEW 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 situated on .72 acres± with the ability for further development. 4,241 sq.ft.± professionally developed main floor office space including 13 private offices, open work area, boardroom, file/copy room, reception area and kitchenette. 4,182 sq.ft.± undeveloped second floor area ready for custom build-out. Located on Carswell Street with quick access to Campbell Road, Anthony Henday Drive, 142 Street and 156 Street. 29 parking stalls (3.45 stalls/1,000 sq.ft.) with the ability to develop additional parking. Large windows	Kevin Mockford	NEW Property Brochure
	Integrity Land Professional Building 9940 - 99 Avenue Fort Saskatchewan, AB T8L 4G8 Canada	26,128	\$6,395,000	Multi-tenant office/retail building located in Fort Saskatchewan City centre within the Alberta Industrial Heartland. 3 stories - built in 2006, floors 1 and 2 were renovated and floor 3 was constructed in 2012 by PCL. 26,128 sq.ft.± (includes the attached 875 sq.ft. garage); 24,946 sq.ft. deemed gross rentable space (as per building plans). Parking on all four sides of building. Pylon sign in parking lot. Double garage (875 sq.ft.±). Concrete and steel construction. Roof top gardens and perimeter deck. Sprinklered. Schindler commercial elevator. Additional lift	Ryan Brown Chad Griffiths Darcie Bouteiller	NEW Property Brochure

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Office






Photo	Property Address	Available Sq Ft	Price	Comments	Contact Information	Brochure
	Nerval on 118th 16504 - 118 Avenue Second Floor Edmonton, AB T5V 1C8 Canada	1,098	\$274,500	New development with immediate occupancy. Located in Edmonton's west end on the main artery of 118th Avenue with immediate access to 170th Street, 178th Street, Yellowhead Freeway, and Anthony Henday Freeway. Two storey office/retail building with elevator and second floor common area washrooms. Unit size range from 980 sq.ft. and up. Building is sprinklered. Tilt-up concrete and steel construction with high level of common area improvements and aesthetically pleasing building exterior/landscaping. Includes one HVAC per unit.	Karen Chayka	Property Brochure
	Roper Business Centre 7203C - Roper Road Edmonton, AB T6B 3J4 Canada	1,809	\$525,000	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.	Frank Gibson Kevin Mockford Vince Caputo	Property 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.	Frank Gibson Vince Caputo Kevin Mockford	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.	Frank Gibson Vince Caputo Kevin Mockford	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.	Frank Gibson Vince Caputo Kevin Mockford	Property Brochure
	Totem Condominium 10604 - 172 Street (17214/16/18, 17304) Edmonton, AB T5S 1H8 Canada	3,098	\$425,000	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

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Office

Photo	Property Address	Available Sq Ft	Price	Comments	Contact Information	Brochure
	United Health Centres 7609 - 109 Street Unit 105 Edmonton, AB T6G 1C3 Canada	1,338	\$561,960	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	\$700,557	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	\$451,692	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 203 Edmonton, AB T6G 1C3 Canada	2,393	\$969,094	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	\$550,761	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
	Acheson Restaurant/Warehouse 221-26229 TWP RD 531A Acheson, AB Canada	1,926	\$420,000	1,926 sq.ft.± of warehouse space built out as restaurant available for lease in Acheson. Corner unit with large marshalling area. 475 sq.ft.± of mezzanine seating/storage space with the balance as restaurant space and small warehouse. Ideal location with direct exposure to Township Road 531A. See TD/JB.	Travis Dochuk Jim Barkwell	NEW Property Brochure
	Bay Plaza Condo 3104 Parsons Road NW Edmonton, AB T6N 1L6 Canada	3,010	\$575,000	PENDING. 3,010 sq.ft.± including a registered main floor area of 2,260 sq.ft.± and 750 sq.ft.± of mezzanine. Main floor corner unit with windows on two sides. Currently developed with a receiving area and counter, two (2) washrooms and the balance is open area. New Roof 2017. Sprinklered. Air-conditioned & ceiling fans. Fronts onto Parsons Road and is located minutes from Calgary Trail, Gateway Boulevard, Whitemud Freeway and South Edmonton Common. See GM.	Hennady (Ghena) Menyaylov	NEW Property Brochure

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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	\$1,375,000	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. Demised into front showroom/reception area, kitchenette, 2 to 3 offices, boardroom and small warehouse with 14' overhead door. 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. Second floor demised into reception area, 5 offices, kitchen area, two washrooms	Ken Saunders Karen Chayka	NEW Property Brochure
	Nerval on 118th 16504 - 118 Avenue Main Floor Edmonton, AB T5V 1C8 Canada	1,259	\$371,405	New development with immediate occupancy. Located in Edmonton's west end on the main artery of 118th Avenue with immediate access to 170th Street, 178th Street, Yellowhead Freeway, and Anthony Henday Freeway. Two storey office/retail building with elevator and second floor common area washrooms. Unit size range from 980 sq.ft. and up. Building is sprinklered. Tilt-up concrete and steel construction with high level of common area improvements and aesthetically pleasing building exterior/landscaping. Includes one HVAC per unit.	Karen Chayka	Property Brochure