








NAI Commercial Current Sale Listings

January 2018



Industrial








Photo	Property Address	Available Sq Ft	Price	Comments	Contact Information	Brochure
	10550 115 Street Edmonton, AB T5H 3K6 Canada	9,056	\$1,485,000	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. Vendor Leaseback Potential: The Vendor will consider remaining as a Tenant for either the entire building or second floor offsetting the purchaser's future ownership costs. Direct exposure to 115 Street with prominent street signage. Close to public transport. See VC.	Vince Caputo	Property Brochure
	10663 214 Street Edmonton, AB T5S 2A1 Canada	2,750	\$775,000	PENDING. 2,000 sq.ft.± building with additional 750 sq.ft.± second floor office build-out. Fenced and gated concrete yard. Office portion recently renovated, includes 3 offices, bullpen, reception and washrooms. Two 12' x 14' grade loading doors.	Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure
	11204 - 154 Street Edmonton, AB T5M 1X7 Canada	12,000	\$2,795,000	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
	12812 52 Street Edmonton, AB T5A 0B6 Canada	10,040	\$1,600,000	Investment or owner user opportunity. Building consists of four individually titled units. Opportunity for owner user or investment. Concrete block building. Quick access to 50th Street and Yellowhead Trail. Fully leased. See DB/CG/RB.	Darcie Bouteiller Chad Griffiths Ryan Brown	Property Brochure
	39 Street Industrial Condos 6905 - 39 Street Leduc, AB T9E 0R8 Canada	3,600	\$756,000	Fully built-out 3,600 sq.ft.± industrial condo unit (constructed in 2014) includes office, reception area lunchroom and warehouse. Warehouse includes 3 phase power with multiple outlets and crane way system (capable for 5 Ton crane). 2,340 sq.ft.± fenced yard included in sale. 2 rows of parking and fenced yard. 27' + ceiling height and 16' x 16' overhead door. Separately titled unit. Professionally managed property. See VC.	Vince Caputo	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 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 now under construction. See KPS/KC.	Ken Saunders Karen Chayka	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.	Hennady (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
	ATOMIC CENTRE 15393 - 117 Avenue (15383) Edmonton, AB T5M 3X4 Canada	3,462	\$375,900	E4026059 2,312 sq.ft. plus additional 1,150 sq.ft.± second floor office area - totaling 3,462 sq.ft.±. Main floor is developed with vestibule entrance, reception area, 3 offices, 1 washroom and open work area (approx. 50%) and the balance is warehouse area. Second floor fully developed with 5 offices, washroom and storage. The Atomic Centre is professionally managed - recent improvements include roof, exterior paint/stucco and pavement maintenance. See KC.	Karen Chayka	Property Brochure
	Building and 21 Acres 5327 - 52 Avenue Tofield, AB T0B 4J0 Canada	16,950	\$1,900,000	PRICE REDUCED BY \$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	\$902,500	m/s e1023267. New development in west Edmonton available immediately. Professionally landscaped and architecturally designed. Quasi retail and office/warehouse bays. Areas from 3610 sq. ft. up to 7,284 sq. ft. IB zoning. 22' clear in warehouse. Prefinished insulated 12' x 14' grade doors. \$250 per sq. ft. See CS.	Chad Snow	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

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	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	NEW Property Brochure
	F-60 Industrial Building 11211 266 Street Acheson, AB T7X 6H6 Canada	10,680	\$2,950,000	High efficiency free standing building (10,680 sq.ft.) on 1.23 acres. 1,680 sq.ft. of modern office design with glass partition wall systems and high end fixtures/furnishings. 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 & graveled yard. Two (2) 10 ton overhead crane capabilities. Heavy power (600 amp; 600 volt). 28' clear ceiling height. Exposure and quick access via controlled intersection to HWY 60, HWY 16, HWY 16A, and	Vince Caputo	Property Brochure
	Freestanding Industrial Building & Land 2604 - 9 Street Nisku, AB T9E 8G7 Canada	26,000	\$9,800,000	26,000 sq.ft.± enclosed building with 10,500 sq.ft.± semi-enclosed under-hook space. Low site coverage, 3.59%, allows for outside storage and truck marshalling area. High capacity cranes, oversized loading doors, 800 amp power, make-up air and sprinkler system. Vendor financing is available. Located within Nisku Industrial Park with excellent access to 9th Street (Nisku), Sparrow Drive, Highway 19, QEII Highway and Airport Road. See GM.	Hennadiy (Ghena) Menyaylov	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	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
	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
	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.	Hennadiy (Ghena) Menyaylov	NEW Property Brochure

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	Industrial Condo 10740 - 180 Street (10748) Edmonton, AB T5S 2S4 Canada	1,367	\$289,900	1,367 sq.ft. industrial condo in Wilson Industrial Park. 400 sq.ft.± additional and free mezzanine storage. 12' grade door. Two offices with the balance as warehouse. See TD/CG.	Travis Dochuk Chad Griffiths	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 capability to add drive through bays. High efficiency building with low site coverage. Secured & graveled yard with geo textile grid and fabric underlay. 10 ton crane ready. Exposure to 65 Avenue and easy access to the QE2. IL Zoning. FULL FEES TO COOPERATING BROKERS. 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/KM.	Vince Caputo Chad Snow Kari Martin	Property Brochure
	Maple Ridge Industrial Property 503 - 69 Avenue Edmonton, AB T6P0C2 Canada	14,818	\$2,400,000	PENDING. Two separate industrial buildings on 1.02 acres: Main building: 7,668 sq.ft. (54' x 142') pre-engineered construction; Second building: 7,150 sq.ft. (55' x 130') insulated concrete form (ICF) construction. Main building includes 1,248 sq.ft. office build out with executive office, front reception area, boardroom or office and two piece washrooms. Fully graveled and secured yard area. 20 - 24' ceiling height. 3 phase power. See VC.	Vince Caputo	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. Seven (7) 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

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	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
	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

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	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
	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
	Southworks Centre Unit 3, 9651 - 62 Avenue Edmonton, AB T6E 0E1 Canada	2,189	\$394,020	South Central location right off 99 Street on Argyll Road. Existing interior improvements and floor plans that can readily accommodate a variety of uses. Numerous building improvements including a brand new roof on both buildings (2015). New Direct Control zoning allows for most IB zoned uses and a wide range of businesses. Easy access to public transit and Whitemud Drive. Concrete demising walls. Reserve fund study complete. Grade level loading. See CS/KM/VC.	Chad Snow Kari Martin Vince Caputo	Property Brochure
	Southworks Centre Unit 9, 9625 - 62 Avenue Edmonton, AB T6E 0E1 Canada	2,491	\$386,105	PENDING. South Central location right off 99 Street on Argyll Road. Existing interior improvements and floor plans that can readily accommodate a variety of uses. Numerous building improvements including a brand new roof on both buildings (2015). New Direct Control zoning allows for most IB zoned uses and a wide range of businesses. Easy access to public transit and Whitemud Drive. Concrete demising walls. Reserve fund study complete. Grade level loading. See CS/KM/VC.	Chad Snow Kari Martin Vince Caputo	Property Brochure
	Unique Scaffold Property 12003 - 167 Street Edmonton, AB Canada	10,524	\$2,850,000	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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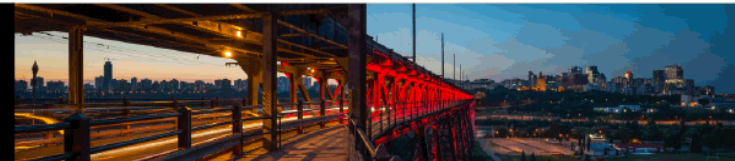


Land






Photo	Property Address	Acres	Price	Comments	Contact Information	Brochure
	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
	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	NEW 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
	Build to Suit 88 Avenue & 13 Street NW Strathcona County, AB T6P 1X2 Canada	3.00	\$2,728,500	±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	PENDING. 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	Kevin Mockford	Property Brochure

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Land

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	Gravel Extraction Site NE-23-54-2-5 Lac Ste. Anne County, AB Canada	63.53	\$3,300,000	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. See MP.	Michael Parsons	Property Brochure
	Re-development Property 9030 - 118 Avenue Edmonton, AB T5B 0T8 Canada	0.36	\$1,950,000	15,841 sq.ft.±. Front facing onto 118 Avenue. CB2 & RF3 zoning. NE corner location. Active community redevelopment association 118 Avenue. Near major amenities, shopping, medical, education and entertainment facilities. 2014 Daily Traffic Count: 17,500 (118 Avenue & 97 Street - 2014 City of Edmonton - Traffic Flow Map). 2016 Population Count: 72,312. Projected growth: 7.01% (2016 - 2021); 14.90% (2016-2026). See KEV/KPS.	Kevin Mockford Ken Saunders	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	NEW Property Brochure

Multi-Family/Residential

Photo	Property Address	Available Sq Ft	Price	Comments	Contact Information	Brochure
	36 Unit Multi-Family Complex 111 Maskuta Drive Hinton, AB T7V 1E8 Canada	9 buildings @ ~3,200±	\$4,000,000	9 buildings (4 units each) situated on 2.16 acres backing onto ravine and mature green space, adjacent to residential neighbourhood. Suite mix 4 - two bedroom, 24 - one bedroom, and 8 bachelor. Substantial exterior and interior renovations (2017) based on recent appraisal (new roofs, windows, HWT, and flooring throughout all units). Priced well below appraised value (based on 2017 appraisal). 7.3% cap rate based on \$292,000 current net income (as noted in recent appraisal). See JN.	Jean-Paul Noujaim	NEW Property Brochure

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Office



Photo	Property Address	Available Sq Ft	Price	Comments	Contact Information	Brochure
	2 Storey Office Condo 5351 - 75 Street Edmonton, AB T6E0W4 Canada	3,400	\$1,050,000	PRICE REDUCED. 3,400 sq.ft.± fully developed 2-storey office condo available for Sale or Lease. Space consists of 10 offices, open reception area, boardroom, kitchenette, and washrooms. Corner unit with lots of natural light. Highly visible site with exposure to Roper Road and 75 Street. Location has immediate access to Roper Road, 75 Street, Whitemud Freeway, Argyll Road, 50th Street, and Anthony Henday Drive. See RB/DB/CG.	Ryan Brown Darcie Bouteiller Chad Griffiths	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
	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
	Living Waters Building 3829 - 118 Avenue Edmonton, AB T5W 0Z8 Canada	3,480	\$550,000	3,480 sq.ft.± (City of Edmonton) freestanding office/retail building. Exposure to 118 Avenue. Available immediately. Easy access to 118 Avenue, Anthony Henday and Yellowhead Trail. See FG/KEV.	Frank Gibson Kevin Mockford	Property 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
	Nerval on 50th Street 4907 - 55 Avenue Edmonton, AB T6B3S3 Canada	980	\$409,900	980 sq.ft. - main floor office with modern improvements (see floor plan) corner location with windows on two sides. North east corner unit. Pylon signage - optional and on availability. Plus GST. Newer development - concrete/steel constructed in 2010. Available 30 to 60 days. Immediate access via 50th Street and Whitemud Drive. See KC/KPS.	Karen Chayka Ken Saunders	Property Brochure
	Office/Retail Bldg & Parking Lot 10508 - 107 Avenue Edmonton, AB T5H 0W2 Canada	15,049	\$2,800,000	Three storey 15,049 sq.ft.± office building. Along new LRT line - 2 blocks from nearest stop. Surface parking lot with 22 parking stalls. Main floor retail, 2nd & 3rd floors office. Prime exposure along 107 Avenue. Close proximity to the downtown core. See TD.	Travis Dochuk	Property Brochure

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Office




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	Roper Business Centre 7203C - Roper Road Edmonton, AB T6B 3J4 Canada	1,809	\$575,000	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	\$450,000	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
	United Health Centres 7609 - 109 Street Unit 105 Edmonton, AB T6G 1C3 Canada	1,338	\$561,960	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	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

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	United Health Centres 7609 - 109 Street Unit 201 Edmonton, AB T6G 1C3 Canada	1,158	\$451,692	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	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
	10019 - 106 Avenue Edmonton, AB T5H 0N8 Canada	6,950	\$2,300,000	Fully Leased Investment Opportunity. Freestanding three-story remodeled property with top-tier interiors. Well established tenants - restaurant and bakery serving downtown Edmonton for over 30 years. See JL.	Julie Lam	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
	SATA Building 8103 - 127 Avenue Edmonton, AB T5C 1R9 Canada	3,423	\$900,000	With direct exposure to 82nd Street, this fully developed retail space of 3,423 sq. ft. offers convenient access to major roadways including 82nd Street, 127th Avenue and Yellowhead Trail. Anchored by McDonald's, this property provides excellent visibility. See MP/JL.	Julie Lam Michael Parsons	Property Brochure
	Turnkey Restaurant 4912 - 50 Street Wetaskiwin, AB T9A 1J8 Canada	3,000	\$725,000	3,000 sq.ft.± turnkey established restaurant available. 20% cap rate (based on seller supplied reported net income financials for 2015/16 and YTD against sale price). Building, business, inventory and 2 bedroom, second floor residence included. Over \$150,000 in renovations. Financial package available to qualified purchaser upon confidentiality agreement to be provided. See JN.	Jean-Paul Noujaim	NEW Property Brochure