



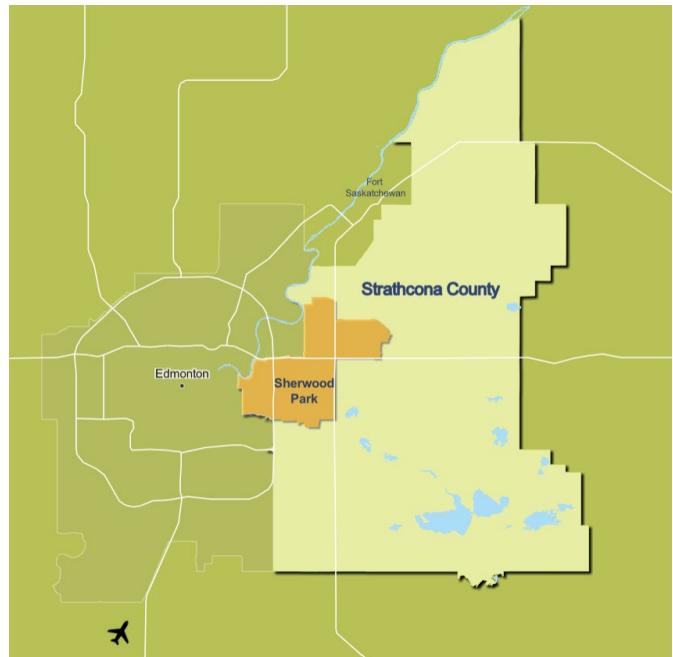
**STRATHCONA COUNTY
PROPERTY UPDATE
Q4-2025**



Introduction

Investor Advantages

- Future-ready infrastructure
- Exceptional quality of life
- Low-cost business environment
- Worldclass workforce
- Global connectivity
- Personalized service



Estimated Development & Permitting Timelines

*The estimates below are based on submission of a full and complete application

- Non-Residential Development Permits: 60-90 days
- Change of use applications: 2-3 weeks
- Tenant Improvement & new building permits: 2-3 weeks

Pre-Application meetings are highly recommended for new developments. These include key staff and subject matter experts identifying major considerations early before application.



Use QR code to view this Property Report Online.

Business Directory Updates

NEW BUSINESSES

Restaurants:

- U-Turn Local Eatery (Wye Rd)
- Pur & Simple (Baseline Crossing)

Commercial:

- Laura (Emerald Hills)
- Snore MD Sleep Apnea Clinic (Baseline Village)
- Upmen Barbers (Hillshire)
- Bounce Boss (Premier Way)
- Cedar Creek Massage (Emerald Hills North)
- Snore MD (Baseline Village)
- Stallion Auto Accessories Ltd. O/A Stallion Auto Lab (Laurin)
- Gentlemen's House Barbershop Inc. (Aspen Plaza)
- Esthetics Plus 2008 Ltd (Broadmoor Place)
- Edward Jones Financial (Emerald Hills North)
- Rejuv U Laser & Aesthetics (Broadway Business Square)
- Immortal Automotive Performance Inc (Broadmoor Business Park)

COMING SOON

Restaurants:

- Little Caesar's Pizza (Hillshire)
- Chipotle (Emerald Hills)
- Jimmy John's Sandwiches (Hillshire)
- Pho Hoan Pasture (993 Fir St)
- Cafe Sophia (50 Athabasca Av)

Commercial:

- Iron Nation Fitness (Baseline Rd)
- Revive Beauty Bar (Emerald Hills North)
- Rexall (Emerald Hills)
- Soul 2 Soul (Centre in the Park)
- Blue Horse Games (949 Ordze Rd)
- Chabillon Realty Ltd (Brentwood)
- TALITY Wellness Sherwood Park (661 Wye Rd)
- From Play to Words (160 Broadway Blvd)
- Firma Contracting Inc. (62 Liberty Rd)

Business Directory Views

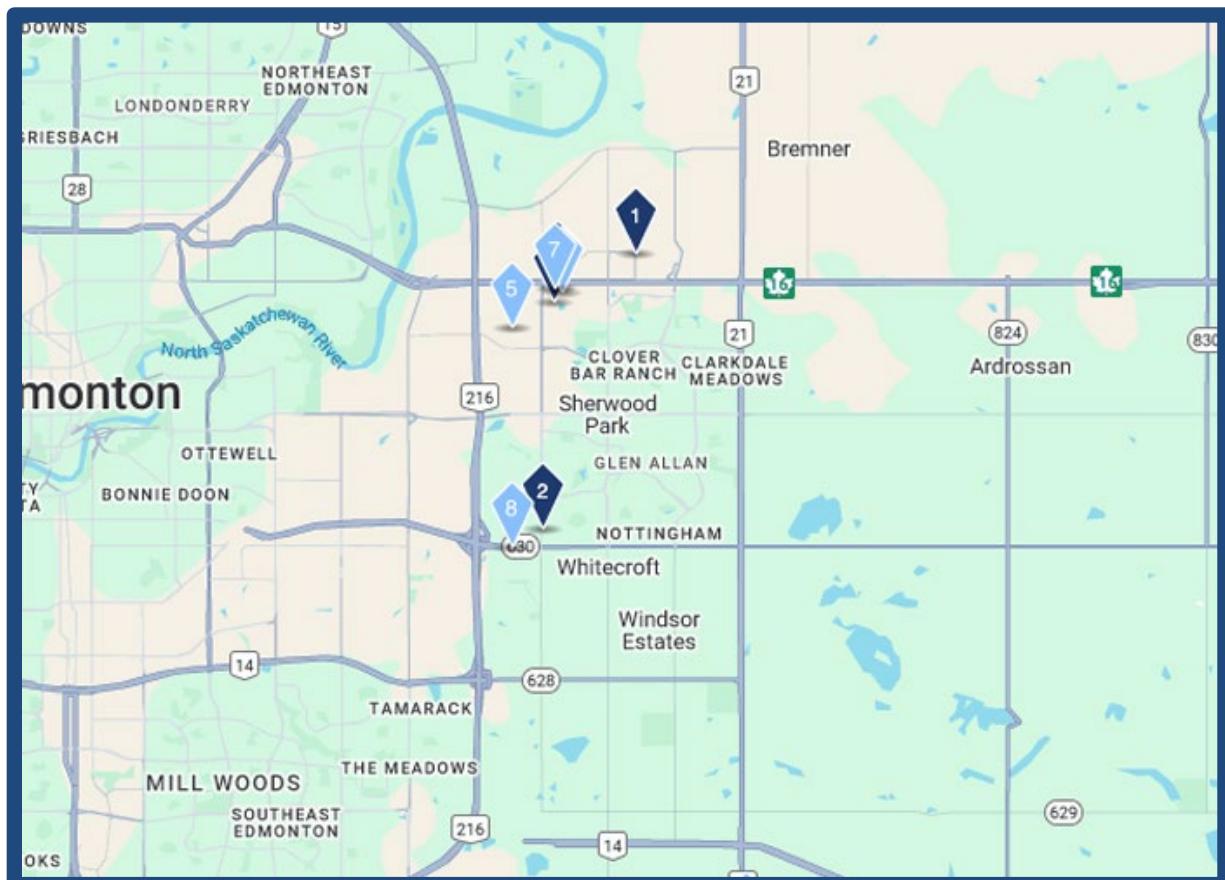


[**Open the interactive map... Business Directory**](#)

Questions or more information: scedt@strathcona.ca

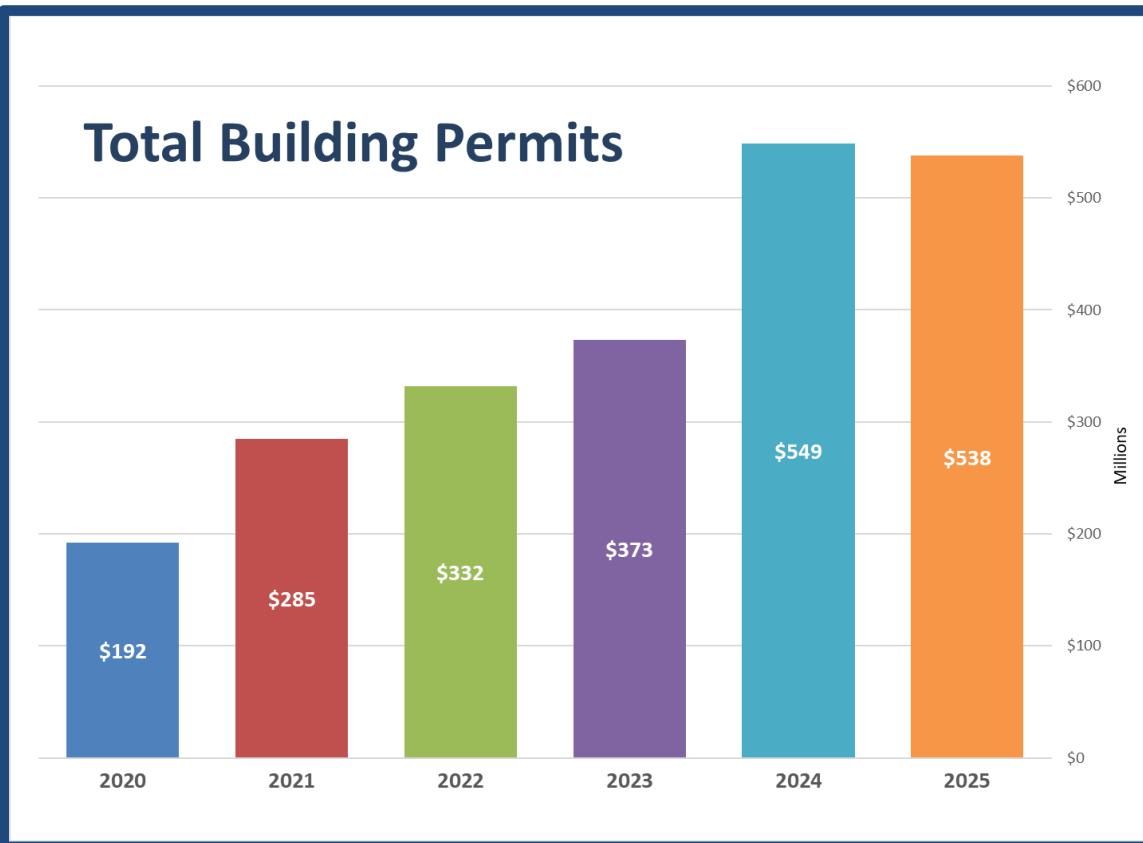
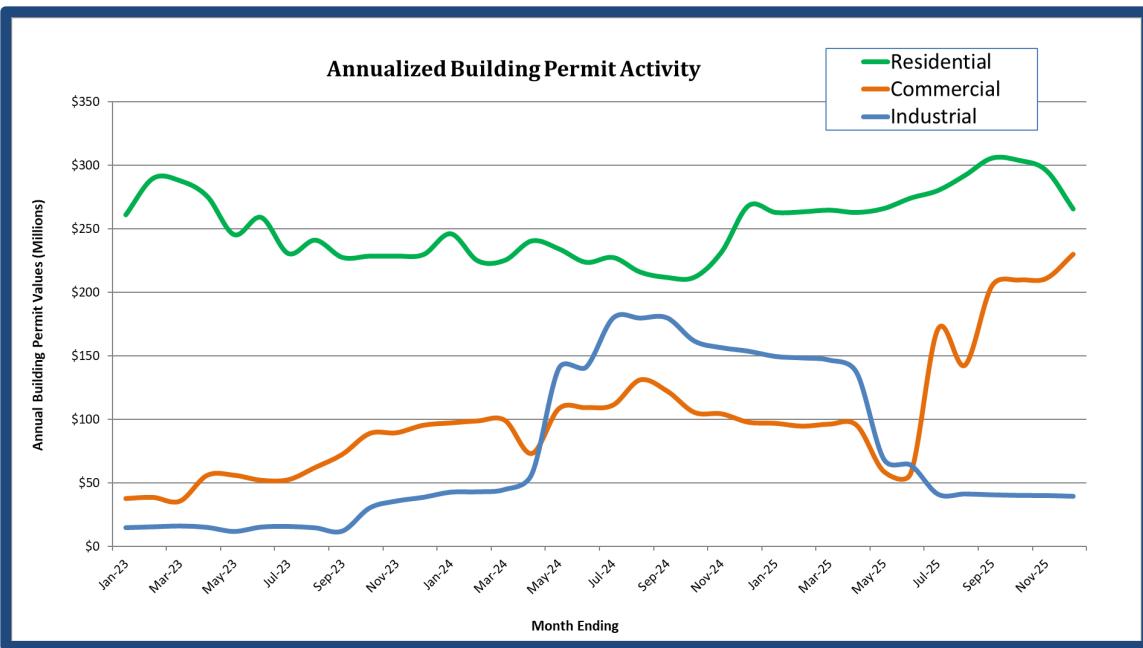
Recent Sales

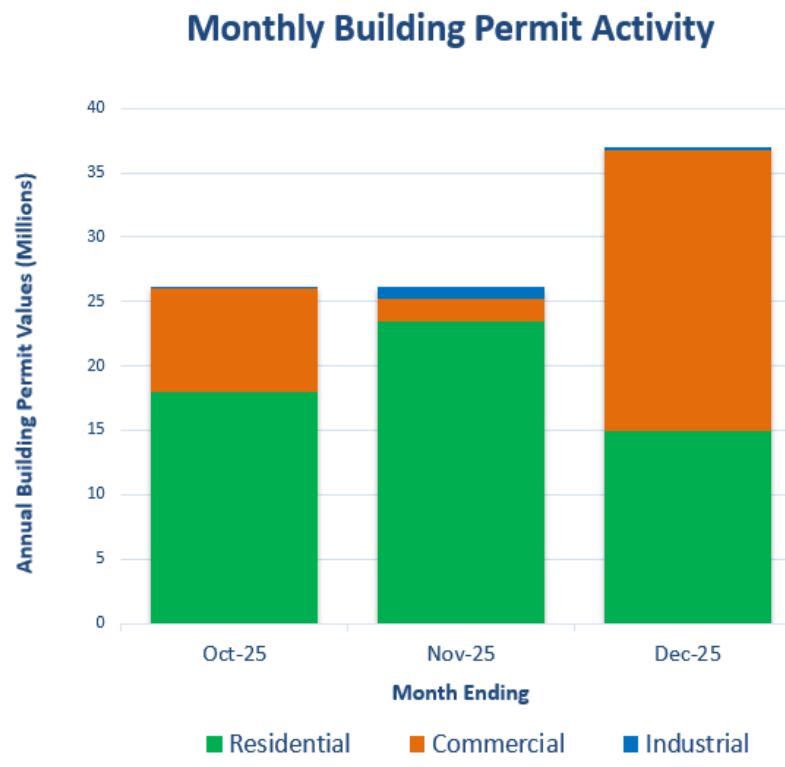
	Property Address	Property Type	Building SF	Land Area AC	Buyer (True) Company	Seller (True) Company
1	62 Liberty Rd	Industrial	17,841	2.02		
2	10 Fir St	Multifamily	15,000	0.35		
3	134 Pembina Rd (Condo)	Flex	4,604	2.79		
4	2240 Premier Way	Industrial	26,430	1.53	Resa Power	Dream Industrial REIT
5	500 Streambank Ave	Industrial	48,500	2.99		
6	189-199 Pembina Rd	Flex	13,500	0.90		
7	120 Pembina Rd (Condo)	Flex	6,354			
8	450 Ordze Rd (2 Condos)	Retail	2,874			
9	22575 Township Road 514	Land		77.33		



CoStar October 2025

Permits Issued Q4





Notable permits Q4:

- Prairie Sky Building 1
- Strathcona Food Bank New Building

Residential Building Permits Issued Q4

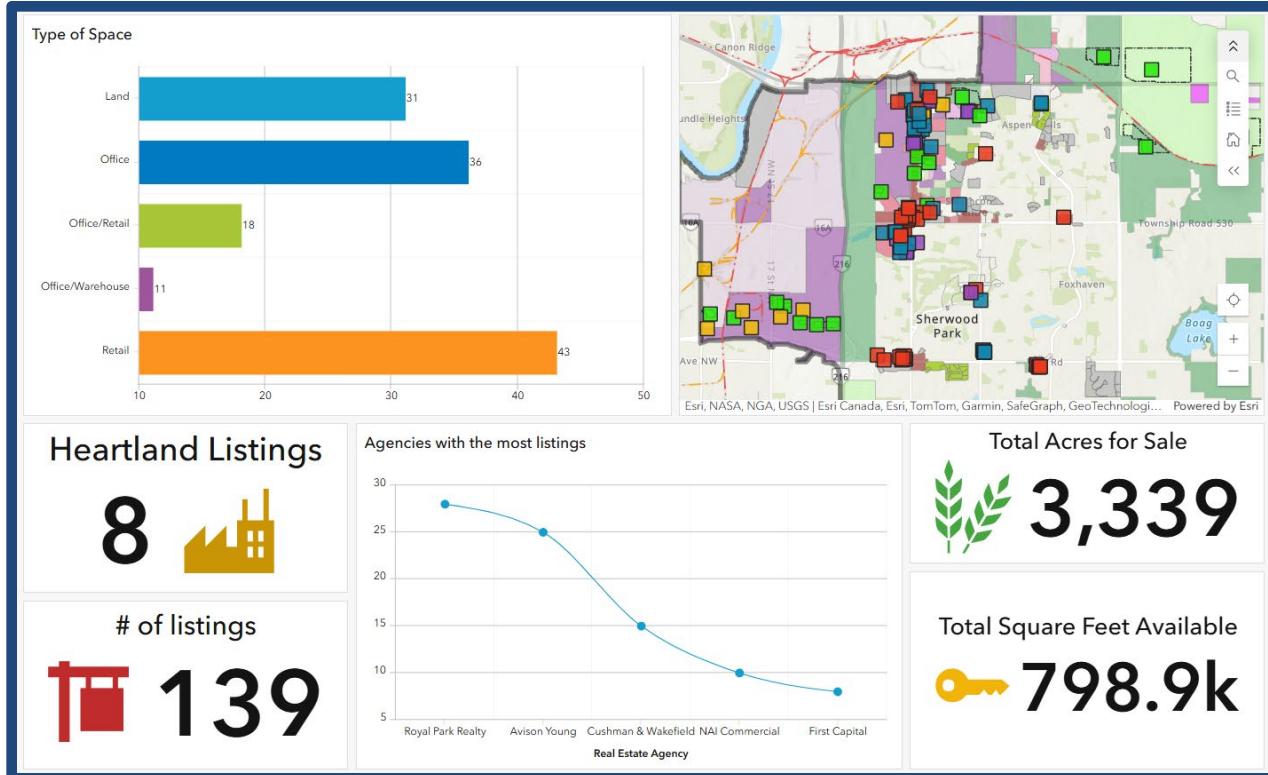


Residential Q4	Number	Unit	Value
Single Detached Dwelling	58	58	\$31,586,697
Mobile Homes	0	0	0
Semi Detached Dwelling	5	10	\$2,599,049
Row housing	6	44	\$9,300,000
Apartments	0	0	0
Other Residential	251	26	\$12,815,115
Total	320	138	\$56,300,861

Commercial Real Estate

EDT Vacant Space Database

Commercial real estate listings collected by EDT.



Space Available:

Type of Space	SF	AC	Change since Q3 2025
Land		3317.9	-2%
Office	232,725		-7%
Office/Retail	33,603		-23%
Office/Warehouse	302,514	20.34	-6%
Retail	209,383		+10%

*EDT Vacant Space database. December 2025

For more information go to [Investment Ready Sites](#)

Recent Notable Listings



8710 15 ST

Cushman & Wakefield

Sale \$2,100,000

10,236 SF

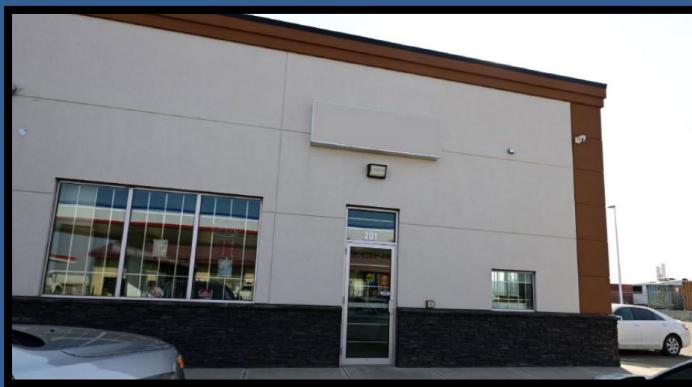


126 Sioux Rd

Marcus & Millichap

Lease \$14.00 PSF

2,422 SF



28 Strathmoor Dr

Royal Park Realty

Lease \$15.00/SF

1,632 SF

Sherwood Park Mall



Sherwood Park Mall is the only enclosed mall in Sherwood Park and Strathcona County.

2020 Sherwood Drive
386,700 SF of leasable area
82 stores

ROYOP



New Developments

HILLSHIRE – construction complete

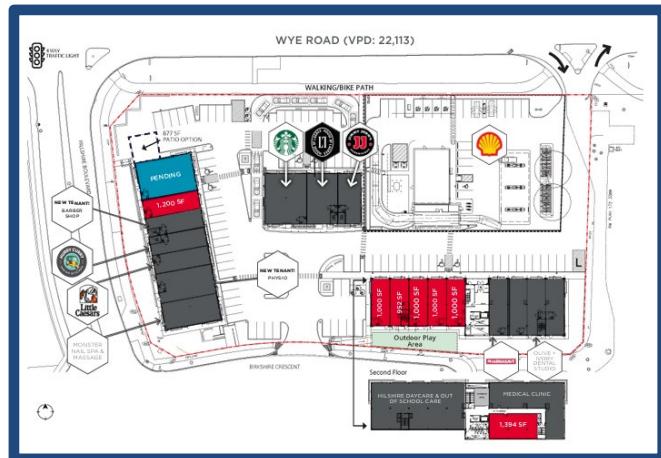
Location: [661-667 Wye Rd](https://www.google.com/maps/place/Hillshire+Retail+Complex/@51.500000,-113.500000,17z)

Listing - [Cushman & Wakefield](https://www.cushmanwakefield.com/property/hillshire-retail-complex)

Units up to 4,698 SF

Shell station, Olive & Ivory Dental Studio, Monster Nails, Starbucks, Medical Clinic, Daycare and Pharmasave are currently operating on site.

Zoning: C1 - Community Commercial



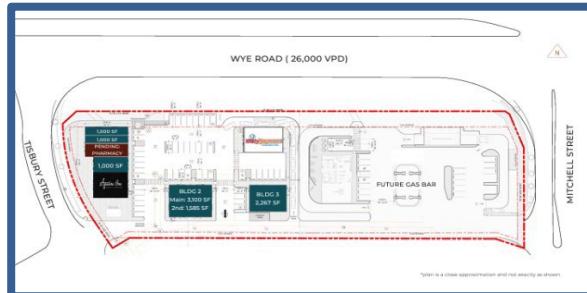
SALISBURY MARKET – construction complete

Location: [115 Tisbury St](#)

ASP - [Salisbury Village](#)

Petro Canada, Pita Pit and Second Cup, Mary Browns, Liquor Hut, Dickey's BBQ Pit, Square One Coffee, Liquor Store, daycare & Cannabis store is now open.

Zoning: UV - Sustainable Urban Village



EMERALD PARK NORTH – construction complete

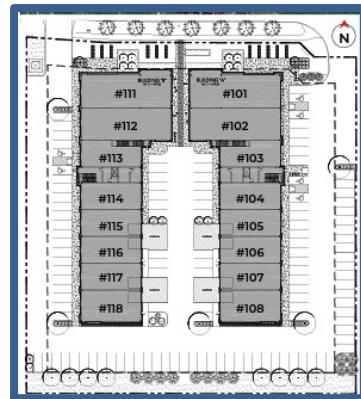
Location: [895-897 Pembina Rd](#)

Listing - [Royal Park Realty](#)

1,350-1,425 SF

Daycare, Clothing store, Real Estate office, Spa, Wellness Clinic, Beauty Salon currently operating on site. 90% Sold

Zoning: C2 - Arterial Commercial



EVER on BASELINE - planning



Location: [Baseline Rd & Broadmoor Blvd](#)

Website - [EVER RED](#)

Rahim Rahemtullah: 587-635-4020

82,224 SF

High Exposure Future Retail Complex with Opportunity for Big Box Retailer

Zoning: C2 Arterial Commercial



CAMBRIAN CROSSING - future

Location: [HWY 16 & HWY 21](#)

Website - [Cambrian](#)

Over 25 AC of neighborhood commercial.

Projected population of 12,668 and 5,412 units

[Cambrian Crossing ASP](#)



BROADMOOR MARKETPLACE - future

Location: [Shivam Blvd & Broadmoor Blvd](#)

Website - [Broadmoor Market Place](#)

Listing - [Cushman & Wakefield](#)

1.65 Acres.

2 standalone drive-thru opportunities.

Zoning: C2 - Arterial Commercial



Retail Opportunities in Strathcona County



Explore Retail Opportunities in Strathcona County in this interactive story map presentation.

Contact



Sean McRitchie
sean.mcritchie@strathcona.ca

Stephen Rausch
stephen.rausch@strathcona.ca

Reade Beaudoin
reade.beaudoin@strathcona.ca

Document: compiled by Strathcona County Economic Development and Tourism December 2025