





OFFICE FOR SALE					
PROPERTY	SIZE	ASKING PRICE	PROPERTY TAXES	COMMENTS	CONTACT
 201 – 38 Avenue NE	Total Size: 14,592 sq. ft. Main Floor: 7,296 sq. ft. Second Floor: 7,296 sq. ft.	Sale	\$2,490,000 (\$166/sq. ft.)	<ul style="list-style-type: none"> 2 Storey office building located in Greenview Industrial Park between Edmonton Trail and Centre Street Close proximity to bus services, eateries, downtown Parking includes heated underground, above ground and street parking Professional tenants in place Ideal for owner/user 	Julie Stefan Brochure
 355, 361, 365, 369, 3132 – 26 St. NE MLS#C4299496	4 separate titles #355: 1,804 sf #361: 798 sf #365: 871 sf #369: 763 sf	\$515,000 \$215,000 \$225,000 \$215,000	\$21,124 (2020)	<ul style="list-style-type: none"> Located in the Interpacific Plaza just off of 32nd Avenue and Barlow Trail Well managed complex Zoned for places of worship Possible lift access from rear doors Great location off Barlow Trail & 32nd Avenue NE, surrounded with hotels, shops, gas stations, malls Will sell individually or as a package 	Julie Stefan Brochure
 Big Horn Place, Okotoks 106 Southbank Road MLS#C4299524	42,676 sq. ft. on 3 floors	\$7,500,000 (\$152/sq. ft.)		<ul style="list-style-type: none"> \$3.5M PRICE REDUCTION. ASSESSED VALUE \$9,417,000 Ready for fixturing 42,676 sq. ft. gross on 3 floors 1.53 acre site, 95 assignable stalls, 10 client/public Next to Best Western, Costco, Home Depot, Save-on-Foods and the Southbank commercial area 	Julie Stefan Brochure

OFFICE SPACE FOR SALE OR LEASE						
PROPERTY	FLOOR / UNIT	UNIT SIZE	NET LEASE RATE PSF	OPERATING COSTS PSF	COMMENTS	CONTACT
 224 – 13 Avenue SW	Total Main Upper Lower	1,912 sq. ft. 1,319 sq. ft. 593 sq. ft. Storage	\$3,000/mth plus utilities NEW		<ul style="list-style-type: none"> Built in 1905, the historic Talbot house is centrally located in the Beltline Walking distance to the downtown core, public transit and 17th Avenue Close to amenities such as coffee shops, banking, restaurants and grocery stores 5 on-site parking stalls plus street parking 	Julie Stefan Brochure






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#205, 264 Midpark Way SE

Calgary, AB T2X 1J6


<p>2A, 3700 – 19 Street NE</p> 	2A	1,590 sq. ft.	\$8.50/sq. ft.	\$7.35/sq. ft. (Est. 2021)	<ul style="list-style-type: none"> Op Costs include utilities, taxes, building insurance, Cam costs, management fees and weekly janitorial Good clean functional second floor office space 8 rooms (3 with windows); in excellent condition Free use of existing furniture Easy access to McKnight Blvd, Deerfoot Trail and Barlow Trail Professional tenant preferred (e.g. Lawyers) 	<p>Wing Tang</p> <p>Julie Stefan</p> <p>Brochure</p>
<p>Furnished Show Suite</p> 		2,020 sq. ft.	\$20.00/sq. ft. Net Plus 17% Gross Up Factor	\$9.00/sq. ft.	<ul style="list-style-type: none"> Brand new show suite Hi-tech building, great parking Ready to move in View by appointment 	<p>Julie Stefan</p>
<p>201 & 205, 2770 – 3 Ave NE</p>  <p>Industrial Office Condos</p>	<p>Bay 201:</p> <p>Bay 205:</p>	<p>1,467 sq. ft.</p> <p>1,339 sq. ft.</p>	<p>For Sale \$627,000</p> <p>For Lease \$11.00/sq. ft.</p>		<ul style="list-style-type: none"> Well built out industrial office condos Close proximity to shopping centres, hotels, eateries, downtown, financial institutions Located in Franklin Industrial Park with easy access to Memorial Drive, 16th Avenue, Barlow and Deerfoot Trails 	<p>Julie Stefan</p> <p>Brochure</p>
<p>225 & 229, 2770 – 3 Ave NE</p> 	<p>Bay 225:</p> <p>Bay 229:</p>	<p>562 sq. ft.</p> <p>1,123 sq. ft.</p>	<p>\$1,200/m G</p> <p>\$2,800/m G</p> <p>For Sale \$429,000</p>	TBV	<ul style="list-style-type: none"> Well built out industrial office condo bays Close proximity to shopping centres, hotels, eateries, downtown, financial institutions Located in Franklin Industrial Park with easy access to Memorial Drive, 16th Avenue, Barlow and Deerfoot Trails 	<p>Julie Stefan</p> <p>Brochure</p>
<p>Big Horn Place, Okotoks 106 Southbank Road</p>  <p>MLS#C4267282</p>	<p>Main</p> <p>2nd Floor</p> <p>3rd Floor</p>	<p>11,300 sq. ft.</p> <p>12,000 sq. ft.</p> <p>12,000 sq. ft.</p>	\$15.00/sq. ft.	\$9.00/sq. ft. (est.)	<ul style="list-style-type: none"> Ready for fixturing 42,676 sq. ft. gross on 3 floors 2,000 sq. ft. minimum, will demise to suit 1.53 acre site, 95 assignable stalls, 10 client/public Next to Best Western, Costco, Home Depot, Save-on-Foods and the Southbank commercial area Gross Up Factor of 17% applies to square footage 	<p>Julie Stefan</p> <p>Brochure</p>

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OFFICE/RETAIL SPACE FOR LEASE

PROPERTY	FLOOR / UNIT	UNIT SIZE	NET LEASE RATE PSF	OPERATING COSTS PSF	COMMENTS	CONTACT
517 – 16 Avenue NE 	#200	2,652 sq. ft.	New Rate \$11.00/sf	\$10.00/sf (est 2018)	<ul style="list-style-type: none"> • Superb exposure/visibility to Trans-Canada Hwy east & west • Attractive space with plenty of windows/natural light • 5 rooms with windows and open space for showroom/bullpen • Great fascia signage opportunity • On-site surface parking at front • Easy access to Deerfoot Trail and downtown core • Great retail or office space for professionals 	Wing Tang Brochure

For further information, please contact:

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