

November 2021






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Royal LePage Solutions – Commercial Division

#205, 264 Midpark Way SE

Calgary, AB T2X 1J6

INDUSTRIAL PROPERTY FOR LEASE/SALE

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	PRICE/ UNIT	COMMENTS	CONTACT
 <p>88 Skyline Cr. SE</p>	<p>Total Size: 5,550 sq. ft. Shop: 3,950 sq. ft. Office: 800 sq. ft. Mezzanine: 8000 sq. ft.</p>	Sale	\$1,350,000		<ul style="list-style-type: none"> • Located in Skyline West (Greenview) • Ideal for an Owner/User • Great access to McKnight Blvd, Deerfoot Trail and Stoney Trail • Visible from Deerfoot Trail • Concrete block construction 	<p>Julie Stefan</p> <p>Brochure</p>
 <p>4002 – 44 Ave, Stettler</p>	<p>Office: 2,760 sq. ft. Shop: 800 sq. ft. Shed: 1,240 sq. ft.</p> <p>on 1.08 Acres</p>	Sale	\$491,000		<ul style="list-style-type: none"> • Located in the Town of Stettler • Ideal for Owner/User • Highway 12 frontage • Office built in 1982, shop built in 1991 	<p>Julie Stefan</p> <p>Brochure</p>
 <p>1121, 8800 Venture Ave SE</p>	<p>Total Size: 3,600 sq. ft. Shop: 1,800 sq. ft. Office: 1,800 sq. ft. on 2 floors</p>	Lease or Sale	<p>\$11.00/sq. ft.</p> <p>\$648,000</p> <p>Op Costs: \$5.69/sq. ft.</p>		<ul style="list-style-type: none"> • Ideal Contractor’s bay with newly developed offices on two floors • Fully built out with 5 private offices and boardroom • Property comes complete with 2,000 sq. ft. of fenced yard area • October possession 	<p>Julie Stefan</p> <p>Brochure</p>
 <p>Bay 6, 3610 – 29 Street NE</p>	<p>Total Size: 2,010 sq. ft. Office Main: 407 sq. ft. Warehouse: 1,196 sq. ft. Mezz: 407 sq. ft.</p>	Lease	<p>\$12.00/sq. ft.</p> <p>Op Costs: \$7.21/sq. ft.</p>		<ul style="list-style-type: none"> • Industrial warehouse/office condo • Showroom, office & reception on main • Mezzanine office 	<p>Julie</p> <p>Brochure</p>
 <p>121, 2770 – 3 Ave NE</p>	<p>1,151 sq. ft.</p>	Sale	<p>\$295,000</p> <p>Condo Fees \$303.16/mth</p>		<ul style="list-style-type: none"> • Shell Bay • Close proximity to shopping centres, hotels, eateries, downtown, financial institutions • Located in Franklin Industrial Park with easy access to Memorial Drive, 16th Avenue, Barlowand Deerfoot Trails 	<p>Julie Stefan</p> <p>Brochure</p>

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<p>645 – 37 Avenue NE</p>  <p>MLS#C4272710</p>	<p>Total Size: 16,069 sq. ft. Main & 2nd: 1,534 sq. ft. Warehouse: 14,535 sq. ft. Total Site Size: 17,150 s.f.</p>	Sale	\$3,350,000		<ul style="list-style-type: none"> • PRICE REDUCED • Situated on a corner lot, parking on east & north side of site • Visible to traffic along 32nd Avenue and 6th Street NE • Cranes can be removed • Security system included/paint booth • Possession July 15, 2020 	<p>Julie Stefan</p> <p>Brochure</p>

INVESTMENT/DEVELOPMENT PROPERTY

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
<p>11124 – 15 Street NE</p>  <p>Development Land</p>	3.49 Acres	Sale	\$4,500,000	<ul style="list-style-type: none"> • Located along the west side of Deerfoot Trail just south of Country Hills Blvd. • Excellent exposure with 646 feet of Deerfoot Trail frontage • Services to property line, ready to develop 	<p>Julie Stefan</p> <p>Brochure</p>
<p>207 – 25th Ave SW</p>  <p>MLS#A1120453</p>	3.2 Acres	Sale	\$5,000,000	<ul style="list-style-type: none"> • Multi-family re-development site • Located in the community of Mission • Relationship with the Elbow River and mature trees throughout the area give the community a park-like feel • Three local public parks and two schoolyards • 3.2 acres of local open space • There is potential to acquire another 2 sites with a total of 34,095 sq. ft. +/- 	<p>Cheri Long</p> <p>Brochure</p>
<p>215 – 25 Ave SW</p> 				<p style="text-align: center; font-size: 2em; color: red; font-weight: bold; text-decoration: underline;">COMING SOON</p> <ul style="list-style-type: none"> • Multi-family re-development site • Located in the community of Mission • Relationship with the Elbow River and mature trees throughout the area give the community a park-like feel • Three local public parks and two schoolyards 	<p>Cheri Long</p>
<p>Development Land, Strathmore</p>  <p>MLS#A1130855</p>	226 Acres	Sale	\$6,999,000	<ul style="list-style-type: none"> • 226 acre +/- parcel located on the west side of Strathmore. • Optimum new zoning would be residential development similar to Wildflower ranch development. • Currently zoned Agricultural land, this land was in an unadopted ASP "West Strathmore Conceptual Scheme". 	<p>Cheri Long</p> <p>Brochure</p>

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INVESTMENT/DEVELOPMENT PROPERTY

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
 <p>Development Land, Strathmore MLS#A1130853</p>	40 Acres	Sale	\$3,400,000	<ul style="list-style-type: none"> PRICE REDUCED 40 Acre parcel on the west side of Strathmore In an unadopted ASP “West Strathmore Conceptual Scheme” with Highway 1 frontage and residential along the north side 	<p>Cheri Long Brochure</p>
 <p>41070 Cook Road MD of Rocky View</p>	<p>7 Bays Total Size: 19,710 sq. ft. +/- Per Bay: 2,850 sq. ft. Main: 2,250 sq. ft. Mezzanine: * 660 sq. ft. *(6 bays only)</p>	Sale	\$2,850,000	<ul style="list-style-type: none"> Energy efficient building with in-floor heating Steel frame structure 22’ clear ceiling 14’ x 16’ Drive in door per bay Located just off Big Hill Springs Road (Hwy 567), less than 10 minutes to Cochrane with Gas Station and other amenities nearby. 	<p>Julie Stefan Brochure</p>
 <p>201 – 38 Avenue NE</p>	<p>Total Size: 14,592 sq. ft. Main Floor: 7,296 sq. ft. Second Floor: 7,296 sq. ft.</p>	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 	<p>Julie Stefan Brochure</p>
 <p>Terreno Lands Near Barra de Navidad, Mexico</p>	15 Acres +/-	Sale	\$1,000,000 Ca	<ul style="list-style-type: none"> FURTHER PRICE REDUCTION OF \$500,000 15 acres +/- Pacific Ocean beach front Re-development land Close to Isla Navidad Resort & Golf Course, marina and condo villa dev. The property would make a fantastic family compound Previous Development Permit and Building Permit in place in 2010 that can be re-instated by the Buyer 20 minutes north of Manzanillo International Airport Alberta company owned and has an unused tax write off 	<p>Cheri Long Brochure</p>

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LAND FOR SALE/LEASE




PROPERTY	ASKING PRICE	LAND SIZE	SERVICING	COMMENTS	CONTACT
<p>394061 – 168 St, Foothills County</p>  <p>MLS#A1145228</p>	For Lease \$7,500/mth plus utilities	5.7 acres c/w 5,054 sq. ft. Quonset		<ul style="list-style-type: none"> • Located on the west edge of Black Diamond on an “all season road” • Partially insulated 5,040 sf Norseman fabric shelter (120’x42) with 16’x16’ SxS doors on either end • New 10’ black powder coated fence with barbed wire surrounding, black Lego block retaining wall, new solar powered gate • New crushed, recycled asphalt has been packed throughout the yard 	<p>Cheri Long</p> <p>Brochure</p>
<p>262247/51 RR12</p>  <p>Rocky View County</p>	\$1,450,000	20 acres +/-	Gas, electricity, 2 water wells, 3 phase power accessibility (tbv)	<ul style="list-style-type: none"> • Excellent \$55,900 holding income from the 2 houses on site; • Property is located within the ASP adopted district in Balzac West/MD Rockyview; • Great location; approx. 3 minutes to Hwy 2 intersection; • Easy access to CrossIron Mills Shopping Centre, Century Downs Casino, and YYC International Airport; • Prime future development land with great holding income in place; 	<p>Wing Tang</p> <p>Brochure</p>
<p>The Grasslands</p>  <p>Beiseker, AB</p>	Contact Agent for Pricing			<ul style="list-style-type: none"> • Rare opportunity to build affordable housing, only 45 minutes from Calgary • Phase I: 14 fully serviced single family lots with paved road • Phase II: 54 partially serviced single family lots with water, sanitary and storm • Playground • Growing community 30 minutes from Balzac Industrial 	<p>Cheri Long</p> <p>Brochure</p>
<p>Development Land, Strathmore</p>  <p>MLS#A1130855</p>	\$6,999,000	226 Acres		<ul style="list-style-type: none"> • 226 acre +/- parcel located on the west side of Strathmore. • Optimum new zoning would be residential development similar to Wildflower ranch development. • Currently zoned Agricultural land, this land was in an unadopted ASP “West Strathmore Conceptual Scheme”. 	<p>Cheri Long</p> <p>Brochure</p>
<p>Development Land, Strathmore</p>  <p>MLS#A1130853</p>	\$3,400,000	40 Acres		<ul style="list-style-type: none"> • PRICE REDUCED • 40 Acre parcel on the west side of Strathmore • In an unadopted ASP “West Strathmore Conceptual Scheme” with Highway 1 frontage and residential along the north side 	<p>Cheri Long</p> <p>Brochure</p>

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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. 2nd 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


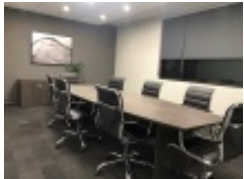



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<p>2A, 3700 – 19 Street NE</p> 	2A	1,590 sq. ft.	\$8.50/sq. ft.	\$7.35/sq. ft. (Est. 2021)	<ul style="list-style-type: none"> Op Costs include utilities, taxes, building insurance, Cam costs, management fees and weekly janitorial Good clean functional 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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RETAIL SPACE FOR SALE OR LEASE

PROPERTY	FLOOR / UNIT	UNIT SIZE	NET LEASE RATE PSF	OPERATING COSTS PSF	COMMENTS	CONTACT
 <p>Dragon City Mall</p>	Main	627 sq. ft.	Sale or Lease Contact Agent		<ul style="list-style-type: none"> Prime main floor retail condo unit Located in the high traffic largest Asian Indoor Mall (Dragon City Mall) in the heart of Chinatown/ Downtown Good clean space; great leasehold improvements in place Available for Sale or Lease 	<p>Wing Tang</p> <p>Brochure</p>
	#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 	<p>Wing Tang</p> <p>Brochure</p>

OFFICE/RETAIL SPACE FOR SALE

PROPERTY	SIZE	ASKING PRICE	PROPERTY TAXES	COMMENTS	CONTACT
 <p>605 – 2 Street - Three Hills</p> <p>MLS#1060931</p>	1,997 sq. ft.	\$319,000	\$3,546 (2018)	<ul style="list-style-type: none"> This building was a former restaurant with 54 seats. It has a drive-thru window. Three Hills has experienced significant development in residential and commercial growth, including new residential neighbourhoods and a large expansion in the industrial park. 	<p>Cheri Long</p> <p>Brochure</p>

MOTELS/HOTELS FOR SALE

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
 <p>Motel 9, Beiseker, AB</p> <p>MLS#A1060931</p>	9 double rooms on 2 Acre site	Sale	\$599,000	<ul style="list-style-type: none"> 9 double rooms with potential for 10 Potential to expand to a second building Includes residence Proposed 2021 Beiseker compressor addition will create need for services in the town 	<p>Cheri Long</p> <p>Brochure</p>

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For further information, please contact:

Barbara Gibson	Chad Morgan	Cheri Long
Associate Broker	Associate Broker/Owner	Associate Broker
Mgr, Commercial Division	Commercial Division	Commercial Division
Direct (403) 660-9765	Direct: (403) 464-6765	Direct (403) 860-9419
bgibson@royallepagecommercial.com	chadmorgan@royallepage.ca	clong@royallepagecommercial.com

Dean Cooper	Julie Stefan
Associate	Associate
Commercial Division	Commercial Division
Direct: (403) 918-8407	Direct: (403) 804-1399
dean@mountainliving.ca	jstefan@royallepage.ca

Sam Patel	Wing Tang
Associate	Associate
Commercial Division	Commercial Division
Direct: (403) 975-8233	Direct: (403) 605-1199
sampatel@royallepage.ca	wtang@royallepagecommercial.com