






January 2022

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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
 Bay 68, 4807 – 32 Street SE MLS#A1167781	Total Size: 2,377 sq. ft. Office (2 flrs): 1,014 sq. ft. Warehouse: 1,363 sq. ft.	Sale New	\$559,000		<ul style="list-style-type: none"> Furniture and racking can be made available Professionally installed category 6 communications network cabling with wall mounted equipment, cabinet Motion detecting security system complete with 5 digital cameras 2 parking stalls (one assigned and one scramble) Quick access to Barlow, Peigan, Stoney and Deerfoot Trails 	Julie Stefan Brochure
 Bay 17, 1410 – 40 Ave NE	Total Size: 4,500 sq. ft. Warehouse: 2,000 sq. ft. Office: 1,000 sq. ft. Mezzanine: 1,500 sq. ft.	Lease New	Main: \$4,500/mth Gross 2 nd : \$2,000/mth Gross		<ul style="list-style-type: none"> End bay; separate entrance for second floor Easy access and maneuvering to Overhead Door HVAC to Office Recent building upgrades of roof, painting, sidewalks and paving No Auto Uses 	Julie Stefan Brochure
 88 Skyline Cr. SE	Total Size: 5,550 sq. ft. Shop: 3,950 sq. ft. Office: 800 sq. ft. Mezzanine: 8000 sq. ft.	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 	Julie Stefan Brochure
 4002 – 44 Ave, Stettler A1137320	Office: 2,760 sq. ft. Shop: 800 sq. ft. Shed: 1,240 sq. ft. on 1.08 Acres	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 	Julie Stefan Brochure
 121, 2770 – 3 Ave NE MLS#A1056796	1,151 sq. ft.	Sale	\$295,000 Condo Fees \$303.16/mth		<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, Barlow and Deerfoot Trails 	Julie Stefan Brochure

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645 – 37 Avenue NE  MLS#C4272710	Total Size: 16,069 sq. ft. Main & 2nd: 1,534 sq. ft. Warehouse: 14,535 sq. ft. Total Site Size: 17,150 s.f.	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 	Julie Stefan Brochure

INVESTMENT/DEVELOPMENT PROPERTY




PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
11124 – 15 Street NE  Development Land	3.49 Acres	Sale	\$3,900,000	<ul style="list-style-type: none"> • PRICE REDUCED • 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 	Julie Stefan Brochure
215 – 25 Ave SW 	10,823 sq. ft. +/-	Sale	\$4,990,000	<ul style="list-style-type: none"> • Re-development site for multi-family • 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 	Cheri Long Brochure
Development Land, Strathmore  MLS#A1130855	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”. 	Cheri Long Brochure
Development Land, Strathmore  MLS#A1130853	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 	Cheri Long Brochure

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INVESTMENT/DEVELOPMENT PROPERTY

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
 41070 Cook Road MD of Rocky View	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)	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. 	Julie Stefan Brochure
 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
 Terreno Lands Near Barra de Navidad, Mexico	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 	Cheri Long Brochure

LAND FOR SALE/LEASE






PROPERTY	ASKING PRICE	LAND SIZE	SERVICING	COMMENTS	CONTACT
 394061 – 168 St, Foothills County MLS#A1145228	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 	Cheri Long Brochure

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LAND FOR SALE/LEASE



PROPERTY	ASKING PRICE	LAND SIZE	SERVICING	COMMENTS	CONTACT
262247/51 RR12  Rocky View County	\$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; 	Wing Tang Brochure
The Grasslands, Beiseker, AB  MLS#A1162277	\$1,300,000			<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 	Cheri Long Brochure
Development Land, Strathmore  MLS#A1130855	\$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". 	Cheri Long Brochure
Development Land, Strathmore  MLS#A1130853	\$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 	Cheri Long Brochure

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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



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	\$3,500/mth includes water & electricity		<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 Sound proof walls throughout Close to amenities such as coffee shops, banking, restaurants and grocery stores 4 on-site parking stalls plus street parking 	Julie Stefan Brochure
2A, 3700 – 19 Street NE 	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) 	Wing Tang Julie Stefan Brochure



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<p>201 & 205, 2770 – 3 Ave NE</p>  <p>Industrial Office Condos</p>	<p>Bay 201: Bay 205:</p>	<p>1,467 sq. ft. 1,339 sq. ft.</p>	<p>For Sale \$627,000 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 Brochure</p>
<p>225 & 229, 2770 – 3 Ave NE</p> 	<p>Bay 225: Bay 229:</p>	<p>562 sq. ft. 1,123 sq. ft.</p>	<p>\$1,200/m G \$2,800/m G For Sale \$429,000</p>	<p>TBV</p>	<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 Brochure</p>

RETAIL SPACE FOR SALE OR LEASE


PROPERTY	FLOOR / UNIT	UNIT SIZE	NET LEASE RATE PSF	OPERATING COSTS PSF	COMMENTS	CONTACT
<p>#119, 328 Centre Street SW</p>  <p>Dragon City Mall</p>	<p>Main</p>	<p>627 sq. ft.</p>	<p>Sale or Lease Contact Agent</p>		<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 Brochure</p>
<p>517 – 16 Avenue NE</p> 	<p>#200</p>	<p>2,652 sq. ft.</p>	<p>New Rate \$11.00/sf</p>	<p>\$10.00/sf (est 2018)</p>	<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 Brochure</p>

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MOTELS/HOTELS FOR SALE

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Motel 9, Beiseker, AB  MLS#A1060931	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 	Cheri Long Brochure

BUSINESS FOR SALE

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
Restaurants – Calgary, AB  MLS#A1164655 MLS#A1163148		Asset sale	\$325,000 per location	<ul style="list-style-type: none"> Two locations for casual sit or go Mediterranean style eatery One of North Americas fastest growing Franchises, being offered at below market value with a long list of inclusions and full turnkey package to the purchaser. Perfect investment for someone looking to own/operate Known for its high-quality meals, taking a unique and high-end approach to cuisine Please contact associate for a full listing package and disclosure information 	Dean Cooper

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For further information, please contact:

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