

January 2022 Industrial Properties






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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: 800 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

For further information, please contact:

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