






OFFICE FOR SALE					
PROPERTY	SIZE	ASKING PRICE	PROPERTY TAXES	COMMENTS	CONTACT
 <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</p> <p>Brochure</p>
 <p>355, 361, 365, 369, 3132 – 26 St. NE</p> <p>MLS#C4299496</p>	<p>4 separate titles #355: 1,804 sf #361: 798 sf #365: 871 sf #369: 763 sf</p>	<p>\$515,000 \$215,000 \$225,000 \$215,000</p>	\$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 	<p>Julie Stefan</p> <p>Brochure</p>


OFFICE SPACE FOR SALE OR LEASE						
PROPERTY	FLOOR / UNIT	UNIT SIZE	NET LEASE RATE PSF	OPERATING COSTS PSF	COMMENTS	CONTACT
 <p>224 – 13 Avenue SW</p>	<p>Total Main Upper Lower</p>	<p>1,912 sq. ft. 1,319 sq. ft. 593 sq. ft. Storage</p>	<p>\$3,500/mth includes water & electricity</p>		<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 	<p>Julie Stefan</p> <p>Brochure</p>
 <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>

January 2022 Office Listings
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Royal LePage Solutions – Commercial Division
 #205, 264 Midpark Way SE
 Calgary, AB T2X 1J6

 Industrial Office Condos	Bay 201: Bay 205:	1,467 sq. ft. 1,339 sq. ft.	For Sale \$627,000 For Lease \$11.00/sq. ft.		<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 	Julie Stefan Brochure
 Industrial Office Condos	Bay 225: Bay 229:	562 sq. ft. 1,123 sq. ft.	\$1,200/m G \$2,800/m G For Sale \$429,000	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 	Julie Stefan Brochure

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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