

INDUSTRIAL

INVESTMENTS

CONDOS

LAND

OFFICE

RETAIL

CONTACTS

Chris Berry	403-651-0764	chris@target-realty.com
Wayne Berry	403-301-7728	wayne@target-realty.com
Kenyon Chipman	403-301-7729	kenyon@target-realty.com
Greg Christensen	403-607-0598	greg@target-realty.com
Ralph Gibson Broker	403-560-2057	ralph@target-realty.com
Wayne Hill	403-301-7739	wayneh@target-realty.com
Bob Legros	403-809-7320	bob@target-realty.com
Brad Stone	403-613-2898	brad@target-realty.com
Louise Hubbard, Office Admin.	403-253-3060	louise@target-realty.com

INDUSTRIAL

INVESTMENTS

CONDOS

LAND

OFFICE

RETAIL

PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
----------	------	-------------	--------------	----------	--------

LEASE

4620 Manitoba Rd SE



[↓ DOWNLOAD](#)

**Rentable Area
4,000 SF**

Office
800 SF

Warehouse
3,200 SF

Ceiling 18'
Loading
1– dock 8'x10', 1– DI 12'x14'
Power 100 amp
I-G Zoning

Lease Rate
\$12.00 psf

Op Costs
\$6.63 psf

Available
October 2022

- Located in the Manchester Industrial Park
- Building exterior is currently being upgraded

Wayne Berry
Chris Berry

SALE

262110 RR 281 Rockyview



[↓ DOWNLOAD](#)

North Shop: 5,000 SF
South Shop: 11,200 SF
Mod Yard: 20 acres

[Aerial Video](#)

Heavy duty compacted surface
Zoning I-HVY

Sale Price
\$15,000,000.00

- Fabrication facilities on 11 acres + 20 acres Mod Yard
- 10 min. east of Balzac
- Fully fenced, gated and with yard lights
- Separate road access to Range Road with wide entrance

Wayne Berry

LEASE

2128 Pegasus Way NE



**Rentable Area
5,900 SF**

Office
3,200 SF

Warehouse
2,700 SF

**Fenced Yard
7,500 SF**

LEASED

Ceiling 20' clear
Loading
1– DI 12'x14', 1– DI 10'x14'
Power 200 amp

Lease Rate
\$11.00 psf

Op Costs
\$5.65 psf

- Additional amperage available in the building
- C office, overhead heaters in warehouse

Brad Stone

INDUSTRIAL

INVESTMENTS

CONDOS

LAND

OFFICE

RETAIL

PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
----------	------	-------------	--------------	----------	--------

LEASE

48 Technology Way SE



[↓ DOWNLOAD](#)

Rentable Area
8,000 SF

Office
4,000 SF

Warehouse
8,000 SF

Ceiling 26'

Loading
5- DI 16'x16'

Power TBV

O/H crane 10 ten

Zoning DC-56 (Direct Control)

Lease Rate
\$22.00 psf

Op Costs
TBV

Available
September 2023

- Located in East Shepard Industrial Park
- Includes 2 acres of storage yard

Wayne Berry

LEASE

Bay 1, 1411 - 25 Ave NE



[↓ DOWNLOAD](#)

Rentable Area
4,560 SF

Office
1,440 SF

Warehouse
3,120 SF

Ceiling Height 18'

Power 200 amp

Loading
1- grade level door 12'x14'

Parking 4 stalls

Make-up air system 650 CFM

Lease Rate
\$10.00 psf

Op Costs
\$4.20 psf

- Available immediately
- Close to Deerfoot Tr NE, 32 Ave NE, Barlow Tr NE and Airport
- Adjoining Bay 2, 3,200 SF of warehouse is available. Knockout wall portions to provide access.

Brad Stone

SALE

1372 Hastings Cr SE



[↓ DOWNLOAD](#)

Building Size
16,242 SF

Lot Size
0.88 acre

Ceiling height
16.5' underside wood trust
14' underside concrete trust

Loading
5 docks

Maneuverability for 53' trailers

Power
400 amp

Asking Price
\$3,004,770.00
(\$185.00 psf)

Taxes
\$48,256.12

- Highfield District
- Zoning I-G
- Building will be vacant Aug 1/22

Ralph Gibson

Brad Stone

Conditionally Sold

INDUSTRIAL


INVESTMENTS

CONDOS

LAND

OFFICE

RETAIL

PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
<p>LEASE Bay 7, 3805 - 34 St NE</p>  <p>↓ DOWNLOAD</p>	<p>Rentable Area 16,896 SF</p> <p>Office 6,912 SF</p> <p>Warehouse 9,984 SF</p>	<p style="text-align: center;">NEW</p> <p>Ceiling 24'</p> <p>Loading 2- 12'x14' O/H drive-in doors</p> <p>Power 400 amp (TBV)</p> <p>IG Zoning</p> <p>Fenced / paved yard</p>	<p>Lease Rate \$12.00 psf</p> <p>Op Costs \$6.75 psf</p> <p>Available Immediately</p>	<ul style="list-style-type: none"> • Located in the Horizon Business Park • Ample parking • Across from Whitehorn LRT 	<p>Wayne Berry</p>

I N V E S T M E N T S

INDUSTRIAL

INVESTMENTS

CONDOS

LAND

OFFICE

RETAIL

PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
----------	------	-------------	--------------	----------	--------

INVESTMENT SALE
Bay 2, 285059 Frontier Rd SE



[↓ DOWNLOAD](#)

Total Area
2,980 SF

Office
 894 SF

Warehouse
 2,086 SF

Loading
 1- O/H DI 16'x16'
 Power 200 amp

Asking Price
 \$575,000.00
 Net Income
 \$35,760/annum

- Located in the Frontier Industrial Park
- Rear secured yard

Wayne Berry

INVESTMENT SALE
3915 - 8 St SE



[↓ DOWNLOAD](#)

Total Area
7,800 SF

Office
 5,100 SF

Shop
 2,700 SF

Loading
 1- Rear DI 16'x10'
 Power 600 amp
 Sump

Asking Price
 \$2,490,000.00
 Taxes
 \$35,666.73

- Single Tenant lease in place until Jun 30, 2023
- Free standing building on .80 acre

Wayne Berry

INVESTMENT SALE
3904 1 St NE



[↓ DOWNLOAD](#)

Building Leasable Area
10,700 SF

On .44 acres

90% leased
 Bay 4 available for lease

Loading
 O/H Doors

Zoning
 I-E

Asking Price
 \$2,000,000.00
 Taxes
 15,652.59

- Located in Greenview Business Park

Ralph Gibson

Brad Stone

NEW

I N V E S T M E N T S

INDUSTRIAL



INVESTMENTS

CONDOS

LAND

OFFICE

RETAIL

PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
<p>INVESTMENT SALE 7725 - 46 St SE</p>					
 <p style="text-align: center;">↓ DOWNLOAD</p>	Total Area 16,800 SF			<ul style="list-style-type: none"> FULLY LEASED Improvements: Spray booth, 2 large labs - fully equipped Fully furnished offices Rear yard 	Wayne Berry
	Warehouse 7,560 SF	Ceiling 21' clear	Asking Price \$2,650,000.00		
	Office 9,240 SF	Loading 1- DK 8'x10', 1- DI 12'x14'	Taxes 2022 \$60,320.16		
	Land Size 0.97 acre	Power 600 amp			
<p>INVESTMENT SALE 3505 - 29 St NE</p>					
 <p style="text-align: center;">↓ DOWNLOAD</p>	Total Building Area 22,800 SF	Loading 4- DI 12'x12'	Asking Price \$2,975,000.00	<ul style="list-style-type: none"> Located in the Horizon Business Park 	Wayne Berry
	Land Size 1.02 acres	Sprinklered	Taxes 2022 \$68,120.47		
		Zoning I-G			

C O N D O M I N I U M S

[INDUSTRIAL](#)







[INVESTMENTS](#)

[CONDOS](#)

[LAND](#)

[OFFICE](#)

[RETAIL](#)

PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
SALE					
Unit 6, 240059 Frontier Cr. SE					
	<p>Total Area 3,000 SF</p> <p>Plus 900 SF Storage Mezzanine</p>	<p>Loading 1- 16'x16' DI</p> <p>Ceiling Height 26'</p> <p>Parking 3 stalls</p> <p>Zoning I-G</p>	<p>Asking Price \$579,000.00 (\$193.00 psf)</p> <p>Condo Fees \$365.00 per month</p>	<ul style="list-style-type: none"> • Quick access onto Stoney Trail • Available 90 days 	Wayne Berry
 DOWNLOAD					
SALE					
301,303,305, 11420 27 St SE					
	<p>Total Area 5,012 SF</p> <p>#301 1,697 SF #303 1,725 SF #305 1,590 SF</p>	<p>Parking Excellent</p> <p>Zoning I-B</p>	<p>Asking Price \$1,528,660.00 (\$305.00 psf)</p> <p>Taxes \$23,151.97</p> <p>Condo Fees #301 \$1,048.47 #303 \$1,075.00 #305 \$989.06</p>	<ul style="list-style-type: none"> • Located in the Douglasdale Professional Centre • Great access via Deerfoot Tr SE, Barlow Tr. SE and Glenmore Tr. SE • Units can be demised and sold separately as three individual units or sold as one 	Brad Stone
 DOWNLOAD					
SALE					
Unit 327, 32 Westwinds Cr NE					
	<p>Total Area 3,836 SF</p> <p>Main Floor 1,918 SF</p> <p>Second Floor 1,918 SF</p>	<p>Loading O/H door currently disable</p> <p>Power 250 amp</p> <p>Zoning DC</p>	<p>Asking Price \$1,095,000.00</p> <p>Taxes \$668.00/month</p> <p>Condo Fees \$262.00/month</p>	<ul style="list-style-type: none"> • Property owner is willing to rent the facility on a lease back arrangement for 1 – 2 years • This successful business has outgrown the Condo and seeks a larger location • Great for Martial Arts, Dance Studio, Training Facility, Church, Mosque or House of Prayer 	Greg Christensen
 DOWNLOAD					

L A N D

INDUSTRIAL

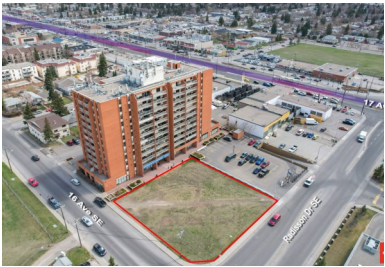

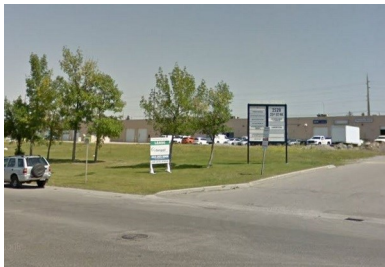
INVESTMENTS

CONDOS

LAND

OFFICE

RETAIL

PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
<p>SALE 1702 Radisson Drive SE</p>  <p>DOWNLOAD</p>	<p>Land Area 0.4 acres</p>	<p>Zoning: MU-1 f5.0h37</p>	<p>Asking Price \$2,200,000.00</p>	<ul style="list-style-type: none"> • Located in Albert Park/ Radisson Height • Near International Ave. SE 	<p>Brad Stone</p>
<p>LEASE 3030 - 23 St NE</p>  <p>DOWNLOAD</p>	<p>Land Area 1.98 acres</p> <p>Land Development</p>	<p>Zoning C-COR3</p>	<p>Contact Agent For more details</p> <p>NOT FOR SALE</p>	<ul style="list-style-type: none"> • LAND LEASE • Located beside Earls & Joey's • Design Build Leaseback Opportunity 	<p>Ralph Gibson</p> <p>Brad Stone</p>
<p>LEASE 2520 - 23 St NE</p>  <p>DOWNLOAD</p>	<p>Land Area Up to 1.65 acres +/-</p> <p>Build to Suit or Land Lease</p>	<p>Zoning I-C</p>	<p>Contact Agent For more details</p> <p>NOT FOR SALE</p>	<ul style="list-style-type: none"> • Pad development opportunity • Retail, Industrial, Office • Excellent location • Design Build Leaseback 	<p>Ralph Gibson</p> <p>Brad Stone</p>

LAND

[INDUSTRIAL](#)

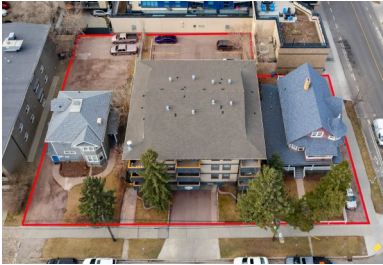


[INVESTMENTS](#)

[CONDOS](#)

[LAND](#)

[OFFICE](#)

[RETAIL](#)

PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
<p>SALE 302-314 14 Ave SW</p>  <p>DOWNLOAD</p>	<p>Re-Development Site</p> <p>Land Size 22,500 SF 7 lots</p>	<p>Zoning CC-MH</p>	<p>Asking Price \$10,500,000.00</p>	<p>• Located in beltline • Combined frontage 225'</p>	<p>Brad Stone Wayne Berry</p>
<p>SALE 9808 - 54 St SE</p>  <p>DOWNLOAD</p>	<p>Total Land Area 4.26 acres</p>	<p>SE Industrial Working water well onsite No permanent structures Quonset & Offices (Atco trailers)</p>	<p>Asking Price \$2,900,000.00 Taxes \$44,527.24</p>	<p>• Great opportunity for an owner-user or development • Current environmental completed "no further assessment or remediation is recommended at the site"</p>	<p>Kenyon Chipman</p>
<p>SALE 290189 TWP Rd 261 - Balzac</p>  <p>DOWNLOAD</p>	<p>Total Land Area 10.54 acres</p> <p>High Plains Industrial Park</p>	<p>Zoning I-IA Industrial Activity</p>	<p>Asking Price \$499,000/acre</p>	<p>• Will design-build • Excellent location • Main street of High Plains Park</p>	<p>Ralph Gibson Brad Stone</p>

NEW

NEW

Conditionally Sold

L A N D

INDUSTRIAL




INVESTMENTS

CONDOS

LAND

OFFICE

RETAIL

PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
<p>LEASE 262110 RR 281 Rockyview</p>  <p>Aerial Video</p> <p>DOWNLOAD</p>	<p>Mod Yard 20 acres</p> <p>Office Trailer 5,000 SF</p>	<p>Heavy duty compacted surface Zoning I-HVY</p>	<p>Lease Rate \$1,000/acre/month</p>	<ul style="list-style-type: none"> • High grade surface • Fully fenced, gated and with yard lights • Separate road access to Range Road with wide entrance • Available immediately 	<p>Wayne Berry</p>
<p>SALE SW24-23-28W4M</p>  <p>DOWNLOAD</p>	<p>Land Area 154.81 acres</p>	<p>Land Use: A-GEN</p>	<p>Asking Price \$5,418,30.00</p>	<ul style="list-style-type: none"> • Located in MD of Rockyview • Access via 560 (Glenmore Tr SE) 	<p>Brad Stone</p>
<p>SALE Top 1/2 NE22-22-2W5M</p>  <p>DOWNLOAD</p>	<p>Agricultural Land 73.73 acres</p>	<p>2 wells recently drilled and cased at 65 meters with a flow rate of 227 liters/minute (50 g/min)</p>	<p>Asking Price \$3,799,000.00 (\$51,525/ac)</p>	<ul style="list-style-type: none"> • Located just outside city limit in deep southwest on facing 22X • Fantastic investment property for developers, investors as well as well suited for equestrian facility, RV storage, etc.. 	<p>Greg Christensen Wayne Hill</p>

NEW

INDUSTRIAL




INVESTMENTS

CONDOS

LAND

OFFICE

RETAIL

PROPERTY	SIZE	RATE / PRICE	RATE / PRICE	COMMENTS	AGENTS
<p>LEASE Unit 2, 3516- 80 Ave SE</p>  <p>DOWNLOAD</p>	<p>Front Office Only 1,035 SF</p>	<p>Gross Lease Rate \$1,800/month Available Immediately</p>		<ul style="list-style-type: none"> • Located in the Foothills Industrial Park • Fully Furnished 	<p>Wayne Berry</p>
<p>LEASE Bay 131, 5330 - 72 Ave SE</p>  <p>DOWNLOAD</p>	<p>1,200 SF 2nd floor</p>	<p>Gross Lease Rate \$2,200.00 per month Plus G.S.T.</p>		<ul style="list-style-type: none"> • Reception, boardroom, 4 small offices, 1 washroom, coffee counter • Ample parking 	<p>Wayne Berry</p>
<p>LEASE 130, 10960 - 42 St NE</p>  <p>DOWNLOAD</p>	<p>Rentable Area 1,577 SF</p>	<p>Lease Rate \$30.00 psf Op Costs \$8.10 psf (TBV)</p>	<p>NEW</p> <ul style="list-style-type: none"> • Located in Jacksonport Square • Zoning I-C • Variety of uses, retail, office, showroom, grocery, etc 		<p>Greg Christensen</p>

INDUSTRIAL




INVESTMENTS

CONDOS

LAND

OFFICE

RETAIL

PROPERTY	SIZE	RATE / PRICE	RATE / PRICE	COMMENTS	AGENTS
<p>LEASE Bay 4, 3904 - 1 St NE</p>  <p>DOWNLOAD</p>	<p>Rentable Area 2,075 SF</p>	<p>NEW</p> <p>Lease Rate \$12.00 psf Op Costs TBD</p>		<ul style="list-style-type: none"> • Located in the Greenview Business Park • Zoning I-E • 1- O/H door 	<p>Ralph Gibson Brad Stone</p>
<p>LEASE Unit 7, 3805 34 St NE</p>  <p>DOWNLOAD</p>	<p>2nd floor office 3,456 SF</p>	<p>Gross Lease Rate \$14.00 psf (plus GST)</p>		<ul style="list-style-type: none"> • Located in the Horizon Business Park • Ample parking • Across from Whitehorn LRT 	<p>Wayne Berry</p>
<p>LEASE 2nd Fl, Bay 4, 1411 - 25 Ave NE</p>  <p>DOWNLOAD</p>	<p>Rentable Area 4,400 SF</p>	<p>Lease Rate \$7.50 psf Op Costs \$4.20 psf</p>		<ul style="list-style-type: none"> • Attractive Space • 7 parking stalls (4 front - 3 rear) • Available Immediately 	<p>Brad Stone</p>

R E T A I L

INDUSTRIAL




INVESTMENTS

CONDOS

LAND

OFFICE

RETAIL

PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
<p>LEASE 101 - 14 Ave SE</p>  <p>DOWNLOAD</p>	<p>Total Area 1,100 SF</p>	<p>Sprinklered Zoning CCMHX</p>	<p>Lease Rate \$33.00 psf With escalation</p> <p>Op Costs \$13.00 psf (incl. utilities)</p>	<ul style="list-style-type: none"> Centre Point Grocery want to reduce its current size! Excellent exposure to 14 Ave & Centre St Possible uses Office, Retail, Food Service, Coffee Shop, etc. 	<p>Greg Christensen</p>
<p>BUSINESS FOR SALE #33, 4307 - 130 Ave SE</p>  <p>DOWNLOAD</p>	<p>Total Area 1,037 SF</p>	<p>Fast food chicken, home delivery, eat in, take out Perfect small business for owner/operator</p>	<p>Asking Price \$219,000.00 (inventory included)</p>	<ul style="list-style-type: none"> Located in South Trail Crossing Current lease in place until November 2026 	<p>Bob Legros</p>
<p>LEASE Bays 132,142,152,162 5334-72 Ave SE</p>  <p>DOWNLOAD</p>	<p>4 1/2 bays now available @ 1,600 SF EACH + 813 SF</p> <p>Can be leased in any multiples</p>	<p>Ceiling 20' Zoning I-C</p>	<p>Lease Rate \$20.00 psf</p> <p>Op Costs \$8.50 psf</p>	<ul style="list-style-type: none"> Retail Strip centre in Foothills Industrial Park Available Immediately 	<p>Wayne Berry Chris Berry</p>

R E T A I L

INDUSTRIAL


INVESTMENTS

CONDOS

LAND

OFFICE

RETAIL

PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
<p>LEASE 130, 10960 - 42 St NE</p>  <p>DOWNLOAD</p>	<p>Rentable Area 1,577 SF</p>	<p>NEW</p>	<p>Lease Rate \$30.00 psf</p> <p>Op Costs \$8.42 psf</p>	<ul style="list-style-type: none"> • Located in Jacksonport Square • Zoning I-C • Variety of uses, retail, office, showroom, grocery, etc 	<p>Greg Christensen</p>
<p>LEASE Bay 4, 3904 - 1 St NE</p>  <p>DOWNLOAD</p>	<p>Rentable Area 2,075 SF</p>	<p>NEW</p>	<p>Lease Rate \$12.00 psf</p> <p>Op Costs TBD</p>	<ul style="list-style-type: none"> • Located in the Greenview Business Park • Zoning I-E • 1- O/H door 	<p>Ralph Gibson</p> <p>Brad Stone</p>