

INDUSTRIAL

INVESTMENTS

CONDOS

LAND

OFFICE

RETAIL



Calgary Stampede
JULY 8 - 17, 2022

ARTIST: KANE PENDRY

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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
LEASE					
4620 Manitoba Rd SE					
	Rentable Area 4,000 SF	Ceiling 18'	Lease Rate \$12.00 psf	<ul style="list-style-type: none"> • Located in the Manchester Industrial Park • Building exterior is currently being upgraded 	Wayne Berry
	Office 800 SF	Loading 1– dock 8'x10', 1– DI 12'x14'	Op Costs \$6.63 psf		
	Warehouse 3,200 SF	Power 100 amp	Available immediately		Chris Berry
↓ DOWNLOAD					
SALE					
262110 RR 281 Rockyview					
	North Shop: 5,000 SF South Shop: 11,200 SF Mod Yard: 20 acres	Heavy duty compacted surface	Sale Price \$15,000,000.00	<ul style="list-style-type: none"> • 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
	Aerial Video	Zoning I-HVY			
↓ DOWNLOAD					
LEASE					
2128 Pegasus Way NE					
	Rentable Area 5,900 SF	NEW		<ul style="list-style-type: none"> • Additional amperage available in the building • A/C office, overhead heaters in warehouse 	Brad Stone
	Office 3,200 SF	Ceiling 20' clear	Lease Rate \$14.00 psf		
	Warehouse 2,700 SF	Loading 1 DI 12'x14' 1 DK 10'x12'	Op Costs \$5.65 psf		
	Fenced Yard 7,500 SF	Power 200 amp			
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<p style="text-align: center;">LEASE</p> <p>48 Technology Way SE</p>					
	<p>Rentable Area 8,000 SF</p>	<p>Ceiling 26'</p> <p>Loading 5– DI 16'x16'</p> <p>Power TBV</p> <p>O/H crane 10 ten</p> <p>Zoning DC-56 (Direct Control)</p>	<p>Lease Rate \$22.00 psf</p> <p>Op Costs TBV</p> <p>Available September 2023</p>	<ul style="list-style-type: none"> • Located in East Shepard Industrial Park • Includes 2 acres of storage yard 	<p>Wayne Berry</p>
	<p>Office 4,000 SF</p> <p>Warehouse 8,000 SF</p>	<p style="text-align: center;">↓ DOWNLOAD</p>			
<p style="text-align: center;">LEASE</p> <p>Bay 1, 1411 - 25 Ave NE</p>					
	<p>Rentable Area 4,560 SF</p>	<p>Ceiling Height 18'</p> <p>Power 200 amp</p> <p>Loading 1– grade level door 12'x14'</p> <p>Parking 4 stalls</p> <p>Make-up air system 650 CFM</p>	<p>Lease Rate \$10.00 psf</p> <p>Op Costs \$4.20 psf</p>	<ul style="list-style-type: none"> • 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. 	<p>Brad Stone</p>
	<p>Office 1,440 SF</p> <p>Warehouse 3,120 SF</p>	<p style="text-align: center;">↓ DOWNLOAD</p>			
<p style="text-align: center;">SALE</p> <p>1372 Hastings Cr SE</p>					
	<p>Building Size 16,242 SF</p> <p>Lot Size 0.88 acre</p>	<p style="font-size: 2em; font-weight: bold; text-align: center;">NEW</p> <p>Ceiling Height 16.5' underside wood trust 14' underside concrete trust</p> <p>Loading 5 docks</p> <p>Maneuverability for 53' trailers</p> <p>Power 400 amp</p>	<p>Asking Price \$3,004,770.00 (\$185.00 psf)</p> <p>Taxes \$48,256.12</p>	<ul style="list-style-type: none"> • Highfield District • Zoning I-G • Building will be vacant Aug 1/22 	<p>Ralph Gibson</p> <p>Brad Stone</p>
	<p style="text-align: center;">↓ DOWNLOAD</p>				

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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
<p>INVESTMENT SALE Bay 2, 285059 Frontier Rd SE</p>					
 <p style="text-align: center;">↓ DOWNLOAD</p>	<p>Total Area 2,980 SF</p> <p>Office 894 SF</p> <p>Warehouse 2,086 SF</p>	<p>Loading 1- O/H DI 16'x16'</p> <p>Power 200 amp</p>	<p>Asking Price \$575,000.00</p> <p>Net Income \$35,760/annum</p>	<ul style="list-style-type: none"> • Located in the Frontier Industrial Park • Rear secured yard 	Wayne Berry
<p>INVESTMENT SALE 3915 - 8 St SE</p>					
 <p style="text-align: center;">↓ DOWNLOAD</p>	<p>Total Area 7,800 SF</p> <p>Office 5,100 SF</p> <p>Shop 2,700 SF</p>	<p>Loading 1- Rear DI 16'x10'</p> <p>Power 600 amp</p> <p>Sump</p>	<p>Asking Price \$2,490,000.00</p> <p>Taxes \$35,666.73</p>	<ul style="list-style-type: none"> • Single Tenant lease in place until Jun 30, 2023 • Free standing building on .80 acre 	Wayne Berry
<p>INVESTMENT SALE 7725 - 46 St SE</p>					
 <p style="text-align: center;">↓ DOWNLOAD</p>	<p>Total Area 16,800 SF</p> <p>Warehouse 7,560 SF</p> <p>Office 9,240 SF</p> <p>Land Size 0.97 acre</p>	<p>Ceiling 21' clear</p> <p>Loading 1- DK 8'x10', 1- DI 12'x14'</p> <p>Power 600 amp</p>	<p>Asking Price \$2,650,000.00</p> <p>Taxes 2022 \$60,320.16</p>	<ul style="list-style-type: none"> • FULLY LEASED • Improvements: Spray booth, 2 large labs - fully equipped • Fully furnished offices • Rear yard 	Wayne Berry

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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
<p>INVESTMENT SALE 3505 - 29 St NE</p>					
	<p>Total Building Area 22,800 SF</p> <p>Land Size 1.02 acres</p>	<p>Loading 4- DI 12'x12'</p> <p>Sprinklered</p> <p>Zoning I-G</p>	<p>Asking Price \$2,975,000.00</p> <p>Taxes 2022 \$68,120.47</p>	<ul style="list-style-type: none"> • Located in the Horizon Business Park 	<p>Wayne Berry</p>
<p>↓ DOWNLOAD</p>					

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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					

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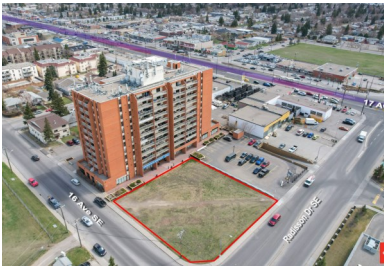

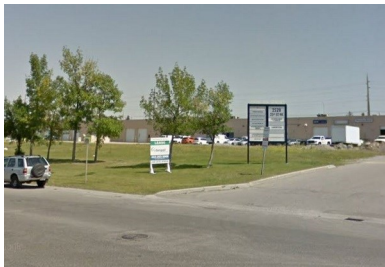
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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
<p>SALE 1702 Radisson Drive SE</p>  <p>DOWNLOAD</p>	<p>Land Area 0.4 acres</p>	<p>Zoning: MU-1 f5.0h37</p>	<p>Asking Price \$2,200,000.00</p>	<ul style="list-style-type: none"> • Located in Albert 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>

PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
<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</p> <p>• Excellent location</p> <p>• Main street of High Plains Park</p>	<p>Ralph Gibson</p> <p>Brad Stone</p>
<p>LEASE 262110 RR 281 Rockyview</p>  <p>DOWNLOAD</p>	<p>Mod Yard 20 acres</p> <p>Office Trailer 5,000 SF</p> <p>Aerial Video</p>	<p>Heavy duty compacted surface</p> <p>Zoning I-HVY</p>	<p>Lease Rate \$1,000/acre/month</p>	<p>• High grade surface</p> <p>• Fully fenced, gated and with yard lights</p> <p>• Separate road access to Range Road with wide entrance</p> <p>• Available immediately</p>	<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>	<p>• Located in MD of Rockyview</p> <p>• Access via 560 (Glenmore Tr SE)</p>	<p>Brad Stone</p>

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PROPERTY	SIZE	RATE / PRICE	RATE / PRICE	COMMENTS	AGENTS
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LEASE

Unit 2, 3516- 80 Ave SE



[↓ DOWNLOAD](#)

Front Office Only
1,035 SF

Gross Lease Rate \$1,800/month
Available Immediately

- Located in the Foothills Industrial Park
- Fully Furnished

Wayne Berry

LEASE

Bay 131, 5330 - 72 Ave SE



[↓ DOWNLOAD](#)

1,200 SF
2nd floor

Gross Lease Rate \$2,200.00 per month
Plus G.S.T.

- Reception, boardroom, 4 small offices, 1 washroom, coffee counter
- Ample parking

Wayne Berry

LEASE

Unit 7, 3805 34 St NE



[↓ DOWNLOAD](#)

2nd floor office
3,456 SF

Gross Lease Rate \$14.00 psf (plus GST)

- Located in the Horizon Business Park
- Ample parking
- Across from Whitehorn LRT

Wayne Berry

NEW

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<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

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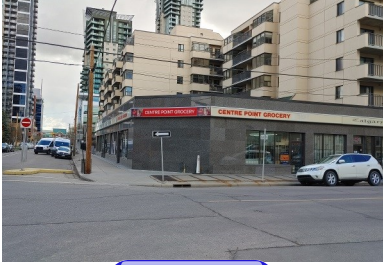


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<p>LEASE 101 - 14 Ave SE</p>  <p>DOWNLOAD</p>	<p>Total Area 1,100 SF</p>	<p>Sprinklered Zoning CCMHX</p>	<p>Lease Rate \$33.00 psf With escalation</p> <p>Op Costs \$13.00 psf (incl. utilities)</p>	<ul style="list-style-type: none"> Centre Point Grocery 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>