

INDUSTRIAL

INVESTMENTS

CONDOS

LAND

OFFICE

RETAIL

C of RED
FIRE IT UP
Playoff
2022



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FLAMES
GO

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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
LEASE 4620 Manitoba Rd SE					
	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 May 2022	<ul style="list-style-type: none"> • Located in the Manchester Industrial Park • Building exterior is currently being upgraded 	Wayne Berry Chris Berry
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SALE 262110 RR 281 Rockyview					
	North Shop: 5,000 SF South Shop: 11,200 SF Mod Yard: 20 acres Aerial Video	Heavy duty compacted surface Zoning I-HVY	NEW 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
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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
LEASE					
48 Technology Way SE					
	Rentable Area	Ceiling 26'	Lease Rate	<ul style="list-style-type: none"> • Located in East Shepard Industrial Park • Includes 2 acres of storage yard 	Wayne Berry
	8,000 SF	Loading	\$22.00 psf		
	Office	5– DI 16'x16'	Op Costs		
	4,000 SF	Power TBV	TBV		
	Warehouse	O/H crane 10 ten	Available		
	8,000 SF	Zoning DC-56 (Direct Control)	September 2023		
 DOWNLOAD					
LEASE					
Bay 1, 1411 - 25 Ave NE					
	Rentable Area	Ceiling Height	Lease Rate	<ul style="list-style-type: none"> • 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
	4,560 SF	18'			
	Office	Power 200 amp			
	1,440 SF	Loading	\$10.00 psf		
	Warehouse	1– grade level door 12'x14'	Op Costs		
	3,120 SF	Parking 6 stalls	\$4.20 psf		
		Make-up air system			
		650 CFM			
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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
INVESTMENT SALE Bay 2, 285059 Frontier Rd SE					
	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	<ul style="list-style-type: none"> • Located in the Frontier Industrial Park • Rear secured yard 	Wayne Berry
  DOWNLOAD 					
INVESTMENT SALE 3915 - 8 St SE					
	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	<ul style="list-style-type: none"> • Single Tenant lease in place until Jun 30, 2023 • Free standing building on .80 acre 	Wayne Berry
  DOWNLOAD 					
INVESTMENT SALE 7725 - 46 St SE					
	Total Area 16,800 SF Warehouse 7,560 SF Office 9,240 SF Land Size 0.97 acre	Ceiling 21' clear Loading 1- DK 8'x10', 1- DI 12'x14' Power 600 amp	Asking Price \$2,650,000.00 Taxes 2021 \$56,464.82	<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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INVESTMENT SALE

3505 - 29 St NE



Total Building Area
22,800 SF

Land Size
1.02 acres

Conditionally Sold

Loading
4- DL 12x12'
Sprinklered
Zoning I-G

Asking Price
~~\$2,975,000.00~~
Taxes 2021
\$68,120.47

• Located in the Horizon Business Park

Wayne
Berry

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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
SALE Unit 111, 7725 - 56 ST SE					
	Total Area 2,780 SF Main Floor 2,000 SF 2nd floor office 780 SF	Loading 1x Drive-in door 14'x16' Ceiling Height 26' I-G Zoned Power 100 amp (TBV)	Asking Price \$629,000.00 Taxes \$8,078.00/yr Condo Fees \$540.00/month	<ul style="list-style-type: none"> Located in the Glacier Village Business Park (Foothills) Easy access to all major roads 	Ralph Gibson Brad Stone
					
SALE Units 122,123,223 4999 43 St SE					
	Total Area 2,819 sq. ft. Main floor 2,022 sq. ft. (incl. office/showroom/ warehouse) Mezzanine 797 sq. ft.	Loading 1- 12'x14' DI door Ceiling Height 26' Power 200 amp (TBV) I-G zoned)	Asking Price \$648,888.00 Taxes \$1,242.50 (2) Condo Fees \$626.93 / month	<ul style="list-style-type: none"> Located in the Eastfield Business Centre High visibility facing 50 Ave SE 	Brad Stone Ralph Gibson
					
SALE Unit 6, 240059 Frontier Cr. SE					
	Total Area 3,000 SF Plus 900 SF Storage Mezzanine	Loading 1- 16'x16' DI Ceiling Height 26' Parking 3 stalls Zoning I-G	Asking Price \$579,000.00 (\$193.00 psf) Condo Fees \$365.00 per month	<ul style="list-style-type: none"> Quick access onto Stoney Trail Available 90 days 	Wayne Berry
					

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

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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
SALE Unit 327, 32 Westwinds Cr NE					
	Total Area		Asking Price	<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
	3,836 SF	Loading	\$1,095,000.00		
	Main Floor	O/H door currently disable	Taxes		
	1,918 SF	Power 250 amp	\$668.00/month		
	Second Floor	Zoning DC	Condo Fees		
	1,918 SF		\$262.00/month		
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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
SALE 1702 Radisson Drive SE  	<div>NEW</div>				
	Land Area 0.4 acres	Zoning: MU-1 f5.0h37	Asking Price \$2,200,000.00	<ul style="list-style-type: none"> • Located in Albert Park/ Radisson Height • Near International Ave. SE 	Brad Stone
LEASE 3030 - 23 St NE  	Land Area 1.98 acres	Zoning C-COR3	Contact Agent For more details	<ul style="list-style-type: none"> • LAND LEASE • Located beside Earls & Joey's • Design Build Leaseback Opportunity 	Ralph Gibson Brad Stone
	Land Development		NOT FOR SALE		
LEASE 2520 - 23 St NE  	Land Area Up to 1.65 acres +/-	Zoning I-C	Contact Agent For more details	<ul style="list-style-type: none"> • Pad development opportunity • Retail, Industrial, Office • Excellent location • Design Build Leaseback 	Ralph Gibson Brad Stone
	Build to Suit or Land Lease		NOT FOR SALE		

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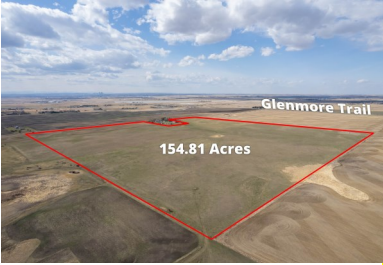
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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
SALE 290189 TWP Rd 261 - Balzac					
	Total Land Area 10.54 acres High Plains Industrial Park	Zoning I-IA Industrial Activity	Asking Price \$499,000/acre	<ul style="list-style-type: none"> • Will design-build • Excellent location • Main street of High Plains Park 	Ralph Gibson Brad Stone
DOWNLOAD					
LEASE 262110 RR 281 Rockyview					
	Mod Yard 20 acres Office Trailer 5,000 SF Aerial Video	Heavy duty compacted surface Zoning I-HVY	Lease Rate \$1,000/acre/month	<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 	Wayne Berry
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SALE SW24-23-28W4M					
	Land Area 154.81 acres	Land Use: A-GEN	Asking Price \$5,418,30.00	<ul style="list-style-type: none"> • Located in MD of Rockyview • Access via 560 (Glenmore Tr SE) 	Brad Stone
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PROPERTY	SIZE	RATE / PRICE	RATE / PRICE	COMMENTS	AGENTS
LEASE Unit 2, 3516– 80 Ave SE					
	Front Office Only 1,035 SF	Gross Lease Rate \$1,800/month Available Immediately		<ul style="list-style-type: none"> • Located in the Foothills Industrial Park • Fully Furnished 	Wayne Berry
  DOWNLOAD 					
LEASE Bay 131, 5330 - 72 Ave SE					
	1,200 SF 2nd floor	Gross Lease Rate \$2,200.00 per month Plus G.S.T.		<ul style="list-style-type: none"> • Reception, boardroom, 4 small offices, 1 washroom, coffee counter • Ample parking 	Wayne Berry
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PROPERTY	SIZE	RATE / PRICE	COMMENTS	AGENTS
LEASE				
2nd Fl. Bay 1, 1411 - 25 Ave NE				
	Rentable Area 1,020 SF	Lease Rate \$7.50 psf Op Costs \$4.20 psf Cross Section	<div>LEASED</div> <ul style="list-style-type: none">• Attractive Space• 7 parking stalls• Available Immediately	Brad Stone
DOWNLOAD				
SALE				
352 8 Ave NE				
	Total Bldg Size 1,200 SF Top suites: 600 SF each Lower suites: 570 SF each	Avg Price \$195,000 Total \$234,000 (2 units)	<div>SOLD</div> <ul style="list-style-type: none">• Fronting Edmonton Tr. NE• Suites have all been upgraded <p>Great commercial investment property with great revenue from a 4 suite apartment and future development.</p> <p>It can be easily redeveloped into daycare, medical clinic, hair salon, accounting or law firm, etc.</p>	Greg Christensen
DOWNLOAD				
LEASE				
2nd Fl, Bay 4, 1411 - 25 Ave NE				
	Rentable Area 4,400 SF	Lease Rate \$7.50 psf Op Costs \$4.20 psf	<ul style="list-style-type: none">• Attractive Space• 7 parking stalls (4 front - 3 rear)• Available Immediately	Brad Stone
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R E T A I L

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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
LEASE					
101 - 14 Ave SE					
	Total Area 1,100 SF	Sprinklered Zoning CCMHX	Lease Rate \$33.00 psf With escalation Op Costs \$13.00 psf (incl. utilities)	<ul style="list-style-type: none">Centre Point Grocery want to reduce its current size!Excellent exposure to 14 Ave & Centre StPossible uses Office, Retail, Food Service, Coffee Shop, etc.	Greg Christensen
					
SALE					
352 8 Ave NE					
	Total Bldg Size 1,200 SF Top suites: 600 SF each Lower suites: 570 SF each	Great commercial investment property with great revenue from a long-term apartment development. It can be easily redeveloped into daycare, medical clinic, hair salon, accounting or law firm, etc.	Asking Price \$1,195,000.00 Taxes \$118,000 (2021)	Situated on a quiet Edmonton Tr. NE All suites have all been upgraded	Greg Christensen
					
LEASE					
Bays 132,142,152,162 5334-72 Ave SE					
	4 1/2 bays now available @ 1,600 SF EACH + 813 SF Can be leased in any multiples	Ceiling 20' Zoning I-C	Lease Rate \$20.00 psf Op Costs \$8.50 psf	<ul style="list-style-type: none">Retail Strip centre in Foothills Industrial ParkAvailable Immediately	Wayne Berry Chris Berry
