



Commercial Real Estate Services

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EXCLUSIVE LISTINGS NOV 2022

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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	<ul style="list-style-type: none"> • Located in the Manchester Industrial Park • Building exterior is currently being upgraded 	Wayne Berry
	Office 800 SF	1– dock 8'x10', 1– DI 12'x14'	\$12.00 psf		
	Warehouse 3,200 SF	Power 100 amp	Op Costs \$6.63 psf		Chris Berry
		I-G Zoning	Available October 2022		
↓ 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					
56 Technology Way SE					
	Rentable Area 12,000 SF	Ceiling 26'	Lease Rate	<ul style="list-style-type: none"> • Located in East Shepard Industrial Park • Includes 2 acres of storage yard 	Wayne Berry
	Office 4,000 SF	5– DI 16'x16'	\$22.00 psf		
	Warehouse 8,000 SF	Power TBV	Op Costs TBV		
		O/H crane 10 ten	Available September 2023		
		Zoning DC-56 (Direct Control)			
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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
<p>SALE 6633 - 86 Ave SE</p>  <p>DOWNLOAD</p>	<p>Building Size 15,892 SF</p> <p>Office 532 SF</p> <p>Shop 14,400 SF</p> <p>Cabinet Shop 960 SF</p> <p>Site Size 4.63 acres</p>	<p>Conditionally Sold</p> <p>Ceiling Height 20' to 27'</p> <p>Loading 4x DI 14' x 14' 2x DI 12' x 14' 2x DI 18'x18'</p> <p>Power 400 amp</p> <p>Make-up air, Cranes</p>	<p>Asking Price \$3,800,000.00</p> <p>Taxes (2022) \$57,858.00</p>	<ul style="list-style-type: none"> • Site well maintained • Graveled, graded and fenced yard • City water on site • Septic tank 	<p>Ralph Gibson</p> <p>Brad Stone</p>

<p>SALE 1372 Hastings Cr SE</p>  <p>DOWNLOAD</p>	<p>Building Size 16,242 SF</p> <p>Lot Size 0.88 acre</p>	<p>SOLD</p> <p>Ceiling Height 16.5' underside wood trust 14' underside concrete trust</p> <p>Loading 5 doors</p> <p>Maneuverability for 53' trailers</p> <p>Power 400 amp</p>	<p>Asking Price \$3,004,770.00 (\$185.00 per sq ft)</p> <p>Taxes \$48,256.12</p>	<ul style="list-style-type: none"> • Highfield District • Building will be vacant Aug 1/22 	<p>Ralph Gibson</p> <p>Brad Stone</p>
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<p style="text-align: center;">LEASE Bay 3, 3805 - 34 St NE</p>					
	Rentable Area 12,496 SF	Ceiling Height 24'	Lease Rate \$12.00 psf	<ul style="list-style-type: none"> • Located in the Horizon Business Park • Ample parking • Across from Whitehorn LRT • Make-up air 	Wayne Berry
	Main Fl. 1,823 SF	Loading 3- 12'x14' O/H drive-in doors	Op Costs \$6.75 psf		
	Rear Warehouse 8,460 SF	Power 400 amp (TBV)	Available 30 days		
	Second Fl. Office 2,213 SF	IG Zoning Rear paved storage & loading area			
<p style="text-align: center;">LEASE 3425 - 29 St NE</p>					
	Rentable Area 12,571 SF	Ceiling Height 19'6"	Lease Rate \$11.50 psf	<ul style="list-style-type: none"> • Horizon Industrial Park • Tidy warehouse space • Bright T5 lighting 	Ralph Gibson
	Warehouse 8,246 SF	Power 400 amp, 240 volts	Op Costs \$4.10 psf (TBV)		
	Main Floor Office 2,225 SF	Loading 2- DI doors			
	Second Floor Office 2,100 SF	2- Make-up air units			
					

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<p>LEASE Bay 7, 3805 - 34 St NE</p>  <p style="text-align: center;">↓ DOWNLOAD</p>	<p>Rentable Area 26,736 SF</p> <p>Main Fl. Training area 20,400 SF</p> <p>Showers/Change rooms 2,880 SF</p> <p>Second Fl. Offices/Classroom 3,456 SF</p>	<p>Ceiling Height 24'</p> <p>Loading 5- 12'x14' O/H drive-in doors 1- Interior scissor lift</p> <p>Power 1200 amp (TBV)</p> <p>Fenced / paved yard</p>	<p>Lease Rate \$12.00 psf</p> <p>Op Costs \$6.75 psf</p> <p>Available 30 days</p>	<ul style="list-style-type: none"> • Located in the Horizon Business Park • Ample parking • Across from Whitehorn LRT • HVAC throughout + Make-up air system • City approved fully functional instructional facility 	Wayne Berry
<p>LEASE 2080 - 21 St NE</p>  <p style="text-align: center;">↓ DOWNLOAD</p>	<p>Building Size 31,060 SF</p> <p>Office 3,882 SF</p> <p>Warehouse/Shop 27,178 SF</p> <p>Site Size 2.73 acres</p> <p>Secure Yard 1.28 acres</p>	<p>Ceiling Height 14.5'</p> <p>Loading 4 DI (12'x12') 1 DK</p> <p>Power 600 amp (TBV)</p>	<p>Lease Rate \$10.00 psf With escalations</p> <p>Op Costs TBV</p> <p>Availability Immediate</p>	<ul style="list-style-type: none"> • Located in South Airways Industrial • Make-up air • Sprinklered • Monitored and burglary alarm 	Ralph Gibson Brad Stone

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<p>INVESTMENT SALE 3915 - 8 St SE</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 	<p>Wayne Berry</p>
<p>↓ DOWNLOAD</p>					
<p>INVESTMENT SALE 3904 1 St NE</p>					
	<p>Building Leasable Area 10,700 SF</p> <p>On .44 acres</p> <p>90% leased Bay 4 available for lease</p>	<p>Loading O/H Doors</p> <p>Zoning I-E</p>	<p>Asking Price \$2,200,000.00</p> <p>Taxes 15,652.59</p>	<ul style="list-style-type: none"> • Located in Greenview Business Park 	<p>Ralph Gibson</p> <p>Brad Stone</p>
<p>↓ DOWNLOAD</p>					
<p>INVESTMENT SALE 12180 - 44 St SE</p>					
	<p>Total Leased Area 16,228 SF</p> <p>8 units in total</p>	<p>All drive-in loading 1 per condo unit</p>	<p>Asking Price \$3,400,000.00</p> <p>Fully Leased Out</p> <p>Taxes \$84,234.64</p>	<ul style="list-style-type: none"> • Locating in the Southbend Business Park 	<p>Wayne Berry</p>
<p>↓ DOWNLOAD</p>					

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<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

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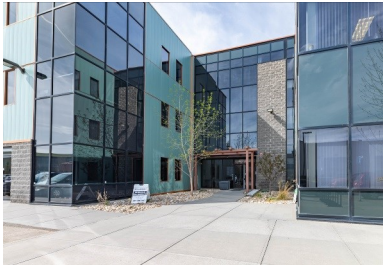
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SALE					
Unit 2090, 220 Manning Rd NE					
	Total Area 1,822 SF Main Fl. 1,350 SF Mezzanine 472 SF	Loading 12'x14' insulated O/H door at grade Ceiling Light Make-up Air Zoning I-C	Asking Price \$549,000.00 (\$300.00 p/sf)	<ul style="list-style-type: none"> • Convenient central access • Unit exit door in mezzanine 	Greg Christensen Wayne Hill
SOLED					
DOWNLOAD					
SALE					
Unit 327, 32 Westwinds Cr NE					
	Total Area 3,836 SF Main Floor 1,918 SF Second Floor 1,918 SF	Loading O/H door currently disable Power 250 amp Zoning DC	Asking Price \$1,095,000.00 Taxes \$668.00/month Condo Fees \$262.00/month	<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					
SALE					
301,303,305, 11420 27 St SE					
	Total Area 5,012 SF #301 1,697 SF #303 1,725 SF #305 1,590 SF	Parking Excellent Zoning I-B	Asking Price \$1,528,660.00 (\$305.00 psf) Taxes \$23,151.97 Condo Fees #301 \$1,048.47 #303 \$1,075.00 #305 \$989.06	<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					

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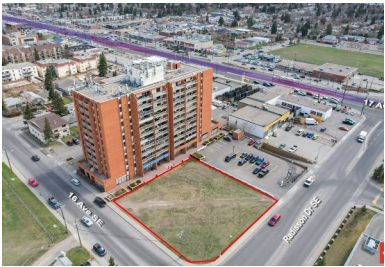


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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
<p>SALE 1702 Radisson Drive SE</p>  <p>DOWNLOAD</p>	<p>Land Area 0.4 acres (17,448 SF)</p>	<p>Zoning: MU-1 f5.0h37</p>	<p>Asking Price \$1,999,000.00</p> <p>Taxes \$28,026.34</p>	<ul style="list-style-type: none"> • Located in Albert Park/ Radisson Height • Near International Ave. SE • 1/2 block from MAX Purple (BRT) 	<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>

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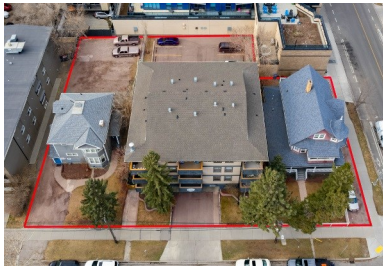
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SALE

302-314 14 Ave SW



Re-Development Site

Land Size
22,500 SF
7 lots

Zoning CC-MH

Asking Price
\$10,500,000.00

- Located in beltline
- Combined frontage 225'

Brad Stone
Wayne Berry

DOWNLOAD

SALE

9808 - 54 St SE



Total Land Area
4.26 acres

Conditionally Sold

SE Industrial

Working water well onsite

No permanent structures

Quonset & Offices (Atco trailers)

Asking Price
\$2,900,000.00

Taxes
\$44,527.24

- Great opportunity for an owner-user or development
- Current environmental completed "no further assessment or remediation is recommended at the site"

Kenyon Chipman

DOWNLOAD

SALE

290189 TWP Rd 261 - Balzac



Total Land Area
10.54 acres

High Plains Industrial Park

Conditionally Sold

Zoning I-IA Industrial Activity

Asking Price
\$499,000/acre

- Will design-build
- Excellent location
- Main street of High Plains Park

Ralph Gibson
Brad Stone

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<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 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>
<p>SALE Big Hill Spring Rd & RR 22</p>  <p>DOWNLOAD</p>	<p>RF (Ranch & Farm) 149.29 acres</p>	<p>Investment & Development Opportunity</p>	<p>Asking Price \$2,800,000.00 (\$18,755.44 / acre)</p>	<ul style="list-style-type: none"> • Close to Airdrie, Calgary, Cochrane • Can be subdivided for residential acreage development 	<p>Greg Christensen</p>

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<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>

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<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>	<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>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>

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<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 3359 - 27 ST NE (Parma Centre)</p>  <p>DOWNLOAD</p>	<p>Main Floor Unit 130A LEASED 780 SF Unit 130 704 SF Unit 164 LEASED 1,784 SF</p> <p>2nd Floor Unit 230 2,036 SF Unit 234 1,687 SF Unit 258 1,686 SF Unit 264 2,064 SF Unit 284 1,011 SF</p>	<p>Main Floor Lease Rate \$10.00 psf</p> <p>Second Floor Lease Rate \$8.00 psf</p> <p>Op Costs \$10.00 psf</p>	<ul style="list-style-type: none"> • Highly accessible location via Barlow Tr, McKnight Blvd, 32nd Ave NE & 106 Ave NE • High exposure signage is available • Ample parking 	<p>Brad Stone</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</p> <p>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>

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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>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'</p> <p>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</p> <p>Chris Berry</p>

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<p>LEASE 130, 10960 - 42 St NE</p>  <p>DOWNLOAD</p>	<p>Rentable Area 1,577 SF</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>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>