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EXCLUSIVE LISTINGS SEP 2022

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INDUSTRIAL SOUTH

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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
LEASE					
4620 Manitoba Rd SE					
	Rentable Area	Ceiling 18'	Lease Rate	<ul style="list-style-type: none">• Located in the Manchester Industrial Park• Building exterior is currently being upgraded	Wayne Berry
	4,000 SF	Loading	\$12.00 psf		
	Office	1– dock 8'x10', 1– DI 12'x14'	Op Costs		
	800 SF	Power 100 amp	\$6.63 psf		
	Warehouse	I-G Zoning	Available		
3,200 SF		October 2022			
DOWNLOAD					
SALE					
262110 RR 281 Rockyview					
	North Shop: 5,000 SF	Heavy duty compacted surface	Sale Price	<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
	South Shop: 11,200 SF				
	Mod Yard: 20 acres				
	Aerial Video				
	\$15,000,000.00				
DOWNLOAD					
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					

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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
<p>SALE</p> <p>1372 Hastings Cr SE</p>  <p>DOWNLOAD</p>	<p>Building Size 16,242 SF</p> <p>Lot Size 0.88 acre</p>	<p>Ceiling Height 16.5' underside wood trust 14' underside concrete trust</p> <p>Leasing 5 bays</p> <p>Maneuverability for 53' trailers</p> <p>Power 400 amp</p>	<p>Asking Price \$3,104,770.00 (\$38,100 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>

Conditionally Sold

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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
LEASE					
Bay 1, 1411 - 25 Ave NE					
	Rentable Area 4,560 SF	Ceiling Height 18'		• Available immediately	
	Office 1,440 SF	Power 200 amp	Lease Rate \$10.00 psf	• Close to Deerfoot Tr NE, 32 Ave NE, Barlow Tr NE and Airport	Brad Stone
	Warehouse 3,120 SF	Loading 1- grade level door 12'x14'	Op Costs \$4.20 psf	• Adjoining Bay 2, 3,200 SF of warehouse is available. Knockout wall portions to provide access.	
		Parking 4 stalls			
		Make-up air system 650 CFM			
					
LEASE					
3425 - 29 St NE					
	Rentable Area 12,571 SF	NEW			
	Warehouse 8,246 SF	Ceiling Height 19'6"	Lease Rate \$11.50 psf	• Horizon Industrial Park	Ralph Gibson
	Main Floor Office 2,225 SF	Power 400 amp, 240 volts	Op Costs \$4.10 psf (TBV)	• Tidy warehouse space	Brad Stone
	Second Floor Office 2,100 SF	Loading 2- DI doors		• Bright T5 lighting	
		2- Make-up air units			
					
LEASE					
Bay 7, 3805 - 34 St NE					
	Rentable Area 16,896 SF	Ceiling 24'	Lease Rate \$12.00 psf	• Located in the Horizon Business Park	Wayne Berry
	Office 6,912 SF	Loading 2- 12'x14' O/H drive-in doors	Op Costs \$6.75 psf	• Ample parking	
	Warehouse 9,984 SF	Power 400 amp (TBV)	Available Immediately	• Across from Whitehorn LRT	
		IG Zoning			
		Fenced / paved yard			
					

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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
INVESTMENT SALE					
3915 - 8 St SE					
	Total Area				
	7,800 SF				
	Office	Loading	Asking Price	• Single Tenant lease in place	Wayne Berry
	5,100 SF	1- Rear DI 16'x10'	\$2,490,000.00	until Jun 30, 2023	
Shop	Power 600 amp	Taxes	• Free standing building on .80		
2,700 SF	Sump	\$35,666.73	acre		
					
INVESTMENT SALE					
3904 1 St NE					
	Building Leasable Area				
	10,700 SF				
	On .44 acres	Loading	Asking Price	• Located in Greenview Business	Ralph Gibson
	90% leased	O/H Doors	\$2,200,000.00	Park	
Bay 4 available for lease	Zoning	Taxes		Brad Stone	
	I-E	15,652.59			
					
INVESTMENT SALE					
7725 - 46 St SE					
	Total Area			• FULLY LEASED	
	16,800 SF				
	Warehouse	Ceiling 21' clear	Asking Price	• Improvements: Spray booth,	Wayne Berry
	7,560 SF	Loading	\$2,650,000.00	2 large labs - fully equipped	
Office	1- DK 8'x10', 1- DI 12'x14'	Taxes 2022	• Fully furnished offices		
9,240 SF	Power 600 amp	\$60,320.16			
Land Size			• Rear yard		
0.97 acre					
					

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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
INVESTMENT SALE 3505 - 29 St NE					
	Total Building Area 22,800 SF	Loading 4- DI 12'x12'	Asking Price \$2,975,000.00	• 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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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
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
  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 					
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
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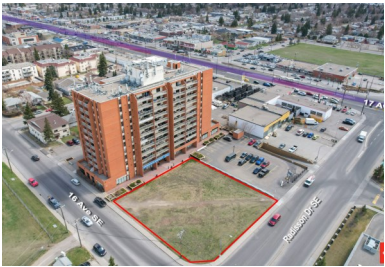


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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
SALE 1702 Radisson Drive SE					
	Land Area 0.4 acres	Zoning: MU-1 f5.0h37	Asking Price \$2,200,000.00	<ul style="list-style-type: none"> • Located in Albert Park/ Radisson Height • Near International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

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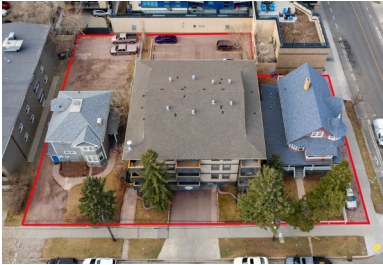


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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
SALE 302-314 14 Ave SW					
	Re-Development Site Land Size 22,500 SF 7 lots	Zoning CC-MH	Asking Price \$10,500,000.00	<ul style="list-style-type: none"> • Located in beltline • Combined frontage 225' 	Brad Stone Wayne Berry
DOWNLOAD					
SALE 9808 - 54 St SE					
	Total Land Area 4.26 acres	SE Industrial Working water well onsite No permanent structures Quonset & Offices (Atco trailers)	Asking Price \$2,900,000.00 Taxes \$44,527.24	<ul style="list-style-type: none"> • 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	Zoning I-IA Industrial Activity High Plains Industrial Park	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
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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
LEASE					
262110 RR 281 Rockyview					
	Mod Yard 20 acres	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
	Office Trailer 5,000 SF				
	Aerial Video				
	DOWNLOAD				
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
	DOWNLOAD				
SALE					
Top 1/2 NE22-22-2W5M					
	Agricultural Land 73.73 acres	2 wells recently drilled and cased at 65 meters with a flow rate of 227 liters/minute (50 g/min)	Asking Price \$3,799,000.00 (\$51,525/ac)	<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.. 	Greg Christensen Wayne Hill
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PROPERTY	SIZE	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
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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
  DOWNLOAD 				
LEASE 130, 10960 - 42 St NE				
	Rentable Area 1,577 SF	Lease Rate \$30.00 psf Op Costs \$8.10 psf (TBV)	<ul style="list-style-type: none"> • Located in Jacksonport Square • Zoning I-C • Variety of uses, retail, office, showroom, grocery, etc 	Greg Christensen
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PROPERTY	SIZE	RATE / PRICE	COMMENTS	AGENTS
LEASE Bay 4, 3904 - 1 St NE 	Rentable Area 2,075 SF	Lease Rate \$12.00 psf Op Costs TBD	<ul style="list-style-type: none"> • Located in the Greenview Business Park • Zoning I-E • 1- O/H door 	Ralph Gibson Brad Stone
 DOWNLOAD				
LEASE Unit 7, 3805 34 St NE 	2nd floor office 3,456 SF	Gross Lease Rate \$14.00 psf (plus GST)	<ul style="list-style-type: none"> • Located in the Horizon Business Park • Ample parking • Across from Whitehorn LRT 	Wayne Berry
 DOWNLOAD				
LEASE 3359 - 27 ST NE (Parma Centre) 	Main Floor Unit 130A 1,073 SF Unit 130 704 SF Unit 164 1,784 SF 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	<div>NEW</div> Main Floor Lease Rate \$10.00 psf Second Floor Lease Rate \$8.00 psf Op Costs \$10.00 psf	<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 	Brad Stone
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PROPERTY	SIZE	RATE / PRICE	COMMENTS	AGENTS
LEASE Bay 4, 3904 - 1 St NE 	Rentable Area 2,075 SF	Lease Rate \$12.00 psf Op Costs TBD	<ul style="list-style-type: none"> • Located in the Greenview Business Park • Zoning I-E • 1– O/H door 	Ralph Gibson Brad Stone
 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
 DOWNLOAD				

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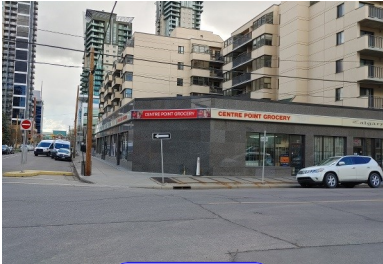





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PROPERTY	SIZE	DESCRIPTION	RATE / PRICE	COMMENTS	AGENTS
LEASE 101 - 14 Ave SE  	Total Area 1,100 SF	Sprinklered Zoning CCMHX	Lease Rate \$33.00 psf With escalation Op Costs \$13.00 psf (incl. utilities)	<ul style="list-style-type: none"> • Centre Point Grocery want to reduce its current size! • Excellent exposure to 14 Ave & Centre St • Possible uses Office, Retail, Food Service, Coffee Shop, etc. 	Greg Christensen
LEASE 2nd Fl, Bay 4, 1411 - 25 Ave NE  	Rentable Area 4,400 SF	Lease Rate \$7.50 psf Op Costs \$4.20 psf	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
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 Park • Available Immediately 	Wayne Berry Chris Berry

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