

[INDUSTRIAL SOUTH](#)[INDUSTRIAL NORTH](#)[INVESTMENTS](#)[CONDOMINIUMS](#)[LAND](#)[OFFICE](#)[RETAIL](#)

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INDUSTRIAL SOUTH

INDUSTRIAL NORTH







INVESTMENTS

CONDOMINIUMS







LAND







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DESCRIPTION	STATUS ADDRESS	AVAILABLE AREA		DESCRIPTION		ASKING RATE/PRICE	COMMENTS	AGENTS
	LEASE 6031 - 4 St SE Download	Total Area Office Warehouse	3,198 SF 1,260 SF 1,938 SF	Loading Power Ceiling	1 DK will ramp for DI 100 amp 16'	Lease Rate \$8.50 psf yrs 1&2 With escalations Op Costs \$5.21 psf Available immediately	Central location just off 58th Ave near Blackfoot Trail Rare small dock loading bay close-in Recently upgraded	Harvey Aronovich Bob Legros
	LEASE Bay 159 3953 - 112 Ave SE Download	Rentable Area Office (main fl.) Office (mezz) Warehouse	4,190 SF 940 SF 940 SF 2,310 SF	Loading Ceiling	1x 12'x14' DI 24'	Lease Rate \$9.00 psf Op Costs \$5.36 psf Based on main floor only	Great exposure facing Barlow Tr SE Double row parking at front	Harvey Aronovich Bob Legros
	LEASE Bays A & B 4301 - 9 St SE Download	Total Area Office Warehouse	4,200 SF 632 SF 3,568 SF	Zoning Loading Ceiling	I-C 2- DK 10'x12' 12'8" clear	Lease Rate \$12.00 psf Op Costs \$4.00 psf Available Immediately	End bay with high visibility location on 42 Ave SE Ample parking	Bob Legros Harvey Aronovich
	LEASE Option C 6035 - 4 St SE Download	Total Area Office Showroom Warehouse	4,894 SF 1,047 SF 2,864 SF 983 SF	Loading Ceiling	2 DK doors 16' Landlord will ramp for drive-in access	Lease Rate 9.00 psf Op Costs \$5.21 psf (2021)	Exquisite showroom space Close in central location Available June 1 2021	Harvey Aronovich Bob Legros
	LEASE Option B 6035 - 4 St SE Download	Total Area Office Showroom Warehouse	5,874 SF 1,641 SF 3,250 SF 983 SF	Loading Ceiling	1 DK door 16' Landlord will ramp for drive-in access	Lease Rate \$9.00 psf Op Costs \$5.21 psf (2021)	Exquisite showroom space Close in central location Available June 1 2021	Harvey Aronovich Bob Legros
	LEASE Option A 6035 - 4 St SE Download	Total Area Office Showroom Warehouse	10,768 SF 2,688 SF 6,114 SF 1,966 SF	Loading Ceiling	3 DK doors 16' Landlord will ramp for drive-in access	Lease Rate \$8.50 psf yrs 1&2 Op Costs \$5.21 psf (2021)	Exquisite showroom space Close in central location Available June 1 2021	Harvey Aronovich Bob Legros

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		LEASE Bay 101 4305 - 9 St SE Download		Total Area Option A	4,600 SF 2,255 SF Showroom/office No loading	Zoning	I-C	Lease Rate \$11.00 psf Op Costs \$5.98 psf Available Immediately	Ideal showroom/office Formerly an Antique Store Warehouse cannot be leased separately		Bob Legros Harvey Aronovich		
		LEASE Options C + D 6015 - 4 St SE Download		Total Area Office Warehouse	2x 3,175 SF To suit 2,400 SF m/l	Loading Power Ceiling	1 DK/bay 8'x10' Landlord will ramp for drive-in access 100 amp @ 600 V 16'	Lease Rate \$10.00 psf Op Costs \$5.21 psf (2021)	Ideal Central location Offices to be renovated to suit Possession Aug 2021		Harvey Aronovich Bob Legros		
		LEASE Option B 6015 - 4 St SE Download		Total Area Office Warehouse	6,400 SF 1,382 SF 5,018 SF	Loading Power Ceiling	2 DK/bay 8'x10' Landlord will ramp for drive-in access 400 amp @ 600 V 16'	Lease Rate \$8.00 psf With escalation Op Costs \$5.21 psf (2021)	Central location with large electrical supply Offices to be renovated to suit Possession Aug 2021		Harvey Aronovich Bob Legros		
		LEASE Option A 6015 - 4 St SE Download		Total Area Office Warehouse	12,712 SF 2,764 SF 9,948 SF	Loading Power Ceiling	3 DK 8'x10' Landlord will ramp for drive-in access 600 amp @ 600 V 16'	Lease Rate \$8.00 psf yrs 1&2 Op Costs \$5.21 psf (2021)	Central location with large electrical supply Ample parking Can be demised* Possession Aug 2021		Harvey Aronovich Bob Legros		
		LEASE 4940 - 110 Ave SE Download		Total Area Office Warehouse Mezzanine	7,998 SF 772 SF 7,226 SF 805 SF At no charge	Loading Ceiling	1-14'x16' DI 1-14'x14' DI 24' clear	Lease Rate \$10.00 psf With escalations Op Costs \$5.75 psf	Recently upgraded End bay unit with ample parking 4,730 SF yard Available now		Harvey Aronovich Bob Legros		
		LEASE 7652 - 40 St SE Download		Total Area Office Warehouse Mezz Yard	9,760 SF 2,000 SF (TBV) 7,760 SF (TBV) 1,200 SF (TBV) 7,500 SF +/-	Loading Power Ceiling Sump	12'x14' Drive-through 2- 12'x14' DI at rear 400 amp (TBV) 20' 2 (TBV)	Lease Rate \$8.75 psf Op Costs \$3.50 psf Term: 3-5 years	Zoning I-G Double row parking out front Sumps, trench drains, new LED lights Available immediately		Aaron Gunn		

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DESCRIPTION		STATUS ADDRESS		AVAILABLE AREA		DESCRIPTION		ASKING RATE/PRICE		COMMENTS		AGENTS	
		LEASE Bay 1 9815 - 48 St SE Download		Total Area Office-Main Fl Shop Yard	9,802 SF 2,000 SF 7,802 SF 1/4 acre	Loading Power Ceiling Cranes Make up air	1– 12'x14' DI 400 amp 18' clear at eaves 2– 3 ton Capacity TBV	Lease Rate \$8.50 psf Op Costs \$3.50 psf Utilities Tenant Responsibility	Located in the South Foothills Industrial 62' wide clear span column grid		Harvey Aronovich Bob Legros		
		LEASE 416 Monument Pl. SE Download		Total Area Office Shop Site Size	15,916 SF 4,416 SF (2 floors) 7,392 SF / 4,000 SF (2 bldgs) 3.08 acres	Loading (main) Loading (rear shop) Power Cranes	2x 12'x16' DI 2 x 16'x16' DI 2 x 12'x 14' DI 2 x 14' x16' DI 400 amps & 600 V 2x 15 ton (main) 2 x 7.5 ton (rear)	Lease Rate \$14.00 psf Op Costs \$3.50 psf Available Jun 1, 2021	2 buildings Cranes, power & 2+ acres of yard Central location to all area of the city		Harvey Aronovich Bob Legros		
		LEASE/SALE 235121 Wrangler Dr SE Download		Building Area Land Area:	18,220 SF 5 acres	Loading Ceiling Power Sump Zoning	3x DI 24'x24' 1x DI 16'x14' 4x DK 26' 200 amp@600 V Yes DC-76	Sale Price \$4,900,000.00 Taxes (2019) \$66,447.00 Lease Rate \$15.00 psf Op Costs \$3.94 psf	Stand alone building (2) make-up air units Main 13,000 CFM, Secondary 7,500 CFM Secured, paved and compacted gravel site with good drainage Clear span warehouse suitable for cranes		Ralph Gibson Brad Stone		
		LEASE 2322 - 49 Ave SE Download		Total Bldg Area Office/Showroom Shop/Assembly Total Site Size	34,445 SF 8,645 SF 25,800 SF 3.56 acres	Loading Ceiling Power Trench Sump Mechanical Yard	1-8'x10 DI 1-12'x10' DI 2-14'x16' DI/Thru 20' clear-shop 14' clear-assembly 800 amp Yes MUA 1.56 acres	Lease Rate \$7.50 psf Yrs 1 & 2 With escalations Op Costs \$3.42 psf Self-managed Possession 60 days	Deerfoot Tr. Exposure Large rear yard Parking for 100 cars Separate wash and paint bay Former Freightliner service facility		Harvey Aronovich Bob Legros		
		LEASE/SALE 4007 - 11 St SE Download		OPTION A Total Area Main fl. office Mezz office Mezz storage n/c Warehouse Yard Space	40,572 SF 4,560 SF 1,728 SF 2,832 SF 34,284 SF 1.68 acres	Loading Ceiling	6 DK 2 DI 21'-26'	Lease Rate \$6.00 psf With escalations including 1.68 acre yard Op Costs \$4.25 psf Asking Price: \$6,850,000.00	Great central location 1.68 acres compacted graveled partially paved and fenced yard Docks and Drive-in loading		Harvey Aronovich Bob Legros		
		LEASE/SALE 4007–4009 - 11 St SE Download		OPTION B Total Area Main fl. office Mezz office Mezz Storage at n/c Warehouse Yard Space	54,172 SF on 4.55 acres 4,560 SF 1,728 SF 2,832 SF 44,044 SF 2.21 acres	Loading Ceiling Power	6 DK 8'x10' 1 DI 12' x 20' 1 DI 18' x 19' 1 internal dock 1 ramped DI 8'x10' 21'-26' 600 amp @ 120/208 V	Lease Rate \$4.95 psf year 1 With escalations Incl. 2.21 acre yard Op Costs \$4.25 psf Sale Price \$6,850,000.00	Great central location 2.21 acres compacted graveled partially paved and fenced yard Docks and Drive-in loading		Harvey Aronovich Bob Legros		

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		LEASE Unit 5A 4101 - 19 St NE Download		Rentable Area 2,925 SF		Parking Loading 5 designated parking stalls 1- 12'x14' DI		Lease Rate \$9.00 psf Op Costs \$4.60 psf		North Airways District Rooftop A/C unit		Paul Rudolf	
		LEASE Bay 19 7819 - 112 Ave NW Download		Rentable Area Office Warehouse 3,180 SF 1,140 SF 2,040 SF		Loading Ceiling 1 DK 8'x8' with leveler & 1 DI 10'x12' with electric opener 20' clear		Lease Rate \$16.00 psf Op Costs \$6.25 psf Availability 60 days		Rare NW bay with both dock and drive-in loading		Harvey Aronovich Bob Legros	
		LEASE Bay 2 1411-25 Ave NE Download		Rentable Area Warehouse 3,200 SF 3,200 SF		Loading Ceiling Power Parking Grade 12'x14' 18' 200 amp plus 4 stalls		Lease Rate \$7.90 psf Op Costs \$4.20 psf		Warehouse only Compressed air available on site Gated rear parking		Jim Duggan Brad Stone	
		LEASE 930 - 55 Ave NE Download		Total Area Office Warehouse 3,250 SF 950 SF 2,300 SF		Loading Power Ceiling 1x O/H DI 12'x14' 200 amp @ 600 volt /bay 24' clear		Lease Rate \$10.00 psf yrs 1-3 with escalations yrs 4-5 Op Costs \$6.21 psf (est. 2020) Available Immediately		Large marshalling area at rear Ample double row parking at front with additional parking at rear 3,500 sq. ft. m/l storage yard (fenced & gated) available at additional charge		Harvey Aronovich Bob Legros	
		LEASE 934 - 55 Ave NE Download		Total Area Office Warehouse 3,250 SF 950 SF 2,300 SF		Loading Power Ceiling 1x O/H DI 12'x14' 200 amp @ 600 volt /bay 24' clear		Lease Rate \$10.00 psf yrs 1-3 with escalations yrs 4-5 Op Costs \$6.21 psf (est. 2020) Available Immediately		Large marshalling area at rear Ample double row parking at front with additional parking at rear 3,500 sq. ft. m/l storage yard (fenced & gated) available at additional charge		Harvey Aronovich Bob Legros	
		SALE 1919 - 84 St NE BROCHURE TO FOLLOW		Quonset Structure Land Area 8,000 SF 23 acres		Zoning DC For trucking and auto related storage uses		Contact Agent		10 + acres graded and compacted for storage use		Harvey Aronovich Bob Legros	

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	LEASE 312 Meridian Rd. NE Download	Rentable Area Office/Showroom Warehouse	8,298 SF 1,958 SF 6,340 SF	Loading Ceiling Power Zoning	3 dock doors 18'9"-16'5" clear TBV I-C	Lease Rate \$10.00 psf Op Costs \$5.35 psf taxes included	Meridian Industrial Commercial District Excellent exposure to Barlow Tr.	Ralph Gibson Brad Stone
	LEASE 262110 RR 281 Rockyview Download	North Shop South Shop Mod Yard	5,000 SF 11,200 SF 20 acres Plus 5,000 SF office Trailer	Zoning MU Air Loading Power	I-HVY Yes Drive-thru Heavy	Lease Rate South Shop \$14.40 psf North Shop \$12.85 psf Yard \$1,000 / Acre / Month	Shops sit on 11 acres Mod Yard fully fenced and gated Available 30 days Aerial Video	Wayne Berry
	SALE 316 - 40 Ave NE Download	Total Area bldg Total Area land	12,000 SF 0.53 acres	Zoned Sprinklered Loading Ceiling	I-R Yes 3- 12'x14' DI 18'	Asking Price \$2,390,000.00 Taxes \$39,914.18	Located in Greenview Industrial Park Built by OPUS in 2007 Fenced yard Currently occupied (3 Tenants)	Paul Rudolf
	SALE 3805 - 34 St NE Download	Total Area Building Land	39,232 SF 2.16 acres	Zoning Sprinklered	I-G Yes	Asking Price \$7,650,000.00	Owner occupied until July 2021 Located in the Horizon Business Park	Wayne Berry
	LEASE 630 - 37 Ave NE (3 options available) Download	Option A Office/Showroom Shop Office Warehouse Yard Area Loading Ceiling	35,937 SF 4,084 SF 390 SF 28,196 SF 0.75 acres +/- 3 DI 23' clear	Option B Office Warehouse Yard Area Loading Ceiling Option C A & B combined	16,878 SF 2,400 SF 14,478 SF TBD 1- DI, 4 DK 14'-20' sloped Total 52,815 SF	Lease Rate \$7.50 psf Op Costs \$3.00 psf Available: January 1, 2021	Clean and well maintained building 1.05 acres of fenced paved yard with 4,500 sq. ft. quonset Newly redeveloped modern designed offices	Harvey Aronovich Bob Legros

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		INVESMENT SALE 3915 - 8 St SE Download		Total Area Office Shop	7,800 SF 5,100 SF 2,700 SF	Loading Power Sump	Rear DI 16'x10' 600 amp Yes	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		
		INVESMENT SALE 1814 - 17 Ave SE Download		Building Area Site Size	10,151 SF 0.91 acres	Loading Ceiling Zoning	3x DI 14'x14' 2x DI 10'x10' 1x DI 12'x14' 19' +/- DC Direct Control District 2Z93 Site 3	Asking Price \$1,900,000.00 Taxes (2020) \$44,169.36	LEASED! 5 YEAR LEASE TERM Located in the heart of Inglewood Retail/Manufacturing/Warehouse/ Automotive		Ralph Gibson Brad Stone		
		INVESMENT SALE 4039 - 16 ST SE Download		Total Area Office Drive-in bays Site Size	10,333 SF 307 SF 10,026 SF 0.84 acres	Zoning Ceiling Loading Power Sump	I-R 16.5" 6-drive thru 400 amp Yes	Asking Price \$2,200,000.00 Taxes \$31,245.76	Located in Alyth/Bonnybrook Corner Site with 2 access points from 16 ST High volume municipal water onsite		Ralph Gibson Brad Stone		
		INVESMENT SALE 7725 - 46 St SE Download		Total Area Warehouse Office Land Size	16,800 SF 7,560 SF 9,240 SF 0.97 acres	Loading Power Ceiling	1-8'x10' DK 1-12'x14' DI 600 amp 21' clear	Asking Price \$2,650,000.00 Taxes \$48,156.79	FULLY LEASED Improvements: Spray booth, 2 large lab spaces Fully furnished offices Rear yard		Wayne Berry		
		INVESMENT SALE 3505 - 29 St NE Download		Total Area Building Land	22,800 SF 1.02 acres	Loading Zoning Sprinklered	4- 12'x12' DI I-G Yes	Asking Price \$3,200,000.00 Taxes (2020) \$77,000.00	Located in the Horizon Business Park		Wayne Berry		
		INVESMENT SALE Bay 2, 285059 Frontier Rd SE Download		Total Area Office Warehouse	2,980 SF 894 SF 2,086 SF	Loading Power	1- 16'x16' O/H DI 200 amp	Asking Price \$575,000.00 Net Income: \$35,760 / annum	Located in the Frontier Industrial Park Rear secured yard		Wayne Berry		

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	INVESTMENT SALE 3920 - 3928 Edmonton Tr NE Download	Total Area 2 bldgs 90% leased Main Floor 2nd Floor Land Area	31,480 SF 25,400 SF 6,080 SF 1.70 acres	Loading Zoning	Drive-in doors C-COR3	Asking Price Please inquire Taxes \$97,558.28 ROI \$395,000 at 100% occupancy	High traffic exposure Bays varies in size 550 sq.ft. to 6,000 sq. ft. 80 parking stalls	Aaron Gunn
	INVESTMENT SALE 5330 & 5334 72 Ave SE Tull Business Park Download	Total Area Comprised of 2 buildings Building 1 Building 2	28,826 SF 12,160 SF 16,666 SF	Zoning	I-C	MUST BE PURCHASE TOGETHER	Located in the centre of the Foothills Industrial Park A detailed Investment Package regarding the properties is available to interested parties upon execution of a Confidentiality Agreement	Wayne Berry Ralph Gibson Brad Stone
	INVESTMENT SALE TULL BUSINESS PARK 52 ST AT 72 AVE SE Download	Total Area Land Size Comprised of 3 buildings Building 1 Building 2 Building 3	112,991 SF 7.1 acres 84,165 SF 12,160 SF 16,666 SF	Zoning	I-G and I-C	BUILDING 1 CAN BE PUR- CHASED SEPA- RATELY BUILDINGS 2 & 3 MUST BE PUR- CHASED TOGETHER	Located in the centre of the Foothills Industrial Park A detailed Investment Package regarding the properties is available to interested parties upon execution of a Confidentiality Agreement	Wayne Berry Ralph Gibson Brad Stone
	INVESTMENT SALE LAND 26033 RR 12 Rockyview Download	Total Area	135.98 acres *Additional 140 acres to the north available	Zoning	RF (ranch & farm)	Asking Price \$6,350,000.00 (\$46,702.00 / acre)	Located on the corner of Highway 566 (Balzac Highway) and RR 12 Solid investment opportunity for residential or industrial property development Rocky View County is spending \$9.6M to bring Water and Sewer across to west Balzac from their east Balzac Industrial Park to stimulate residential development . Capacity is suggested to be for a 1000 home units	Greg Christensen
	INVESTMENT SALE LAND SE Corner Hwy 567 & RR 22 Download	Total Area	149.29 acres	Zoning	RF (ranch & farm)	Asking Price \$2,600,000.00 (\$17,415.76 / acre)	Located on the SE corner of Big Hill Springs Rd & RR22 Exciting investment & development Opportunity	Greg Christensen

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	SALE RETAIL 1524 - 17 Ave SW Download	Total Area	2,500 SF +/-	Zoning Sprinklered Parking	C-COR 1 Yes Underground	Sale Price \$559,900.00 \$320.00 psf Condo Fees: \$523.00/month Taxes: \$12,255.71	Centrally located Unique and bustling downtown district New paint and new lights	Paul Rudolf Aaron Gunn
	SALE Unit 15 240059 Frontier Cr SE Download	Total Area Main Floor Second Floor	3,000 SF 900 SF build out reception/2 offices 900 SF build out office / boardroom	Loading Power Ceiling	16'x16' O/H Rear drive-in c/w electric opener 200 amp 26' at front sloping to 22' at rear	Asking Price \$665,000.00 Condo Fees \$350.00 / month Taxes \$565.40 / month (2020)	Available now	Wayne Berry
	SALE Unit 327 32 Westwinds Cr NE Download	Total Area Main Floor Second Floor	3,836 SF 1,918 SF 1,918 SF	Zoning Loading Power	DC O/H door Currently disabled 250 amp	Asking Price \$1,195,000.00 Taxes \$668.00/month Condo Fees: \$262.00/month	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
	SALE Units 101 & 103 11420 - 27 St SE Download	Total Area	3,900 SF	Zoning	I-B	Asking Price \$824,900.00 Taxes \$24,851.58 (\$6.12 psf) Condo Fees \$2,131.69 / month (incl. utilities)	Located in Douglasdale Main floor visibility West facing unit Office space professionally finished with many private offices	Aaron Gunn
	SALE Unit 7, 624A Beaver Dam Rd NE Download	Total Area Main Fl Office 2nd Floor Lab Warehouse	4,280 SF 560 SF 725 SF 2,995 SF	Loading Power Sump Sprinklered Zoning	DI 12'x14' 225 amp Yes Yes I-G	Asking Price \$639,000.00 \$144.00 psf Condo Fees (2021) \$592.95/ month Taxes: \$11,911.94	Located in Skyline West Convenient access to McKnight Blvd, Deerfoot Tr, Downtown & YYC Airport	Paul Rudolf Aaron Gunn
	SALE Unit 7, 624B Beaver Dam Rd NE Download	Total Area Main Fl Office 2nd Fl Office 2nd Fl Rear Warehouse	5,483 SF 2,728 SF 1,149 SF 614 SF 992 SF	Loading Power Sprinklered	DI 12'x 14' 225 amp Yes	Asking Price \$935,000.00 \$170.00 psf Condo Fees (2021) \$592.95/ month Taxes: \$12,177.02	Located in Skyline West Convenient access to McKnight Blvd, Deerfoot Tr, Downtown & YYC Airport	Paul Rudolf Aaron Gunn

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	LEASE 3030 - 23 ST NE Download	Land Area	1.98 acres	Zoning	C-COR 3 Land Development	Contact Agent For more details NOT FOR SALE	LAND LEASE Located beside Earls & Joey's Design Build Leaseback opportunity	Ralph Gibson Brad Stone
	LEASE 2520 - 23 St NE Download	Land Area	Up to 1.65 acres +/- Build to Suit or Land Lease	Zoning	I-C	Contact Agent For more details NOT FOR SALE	Pad development opportunity Retail, Industrial, Office Excellent location Design Build Leaseback	Ralph Gibson Brad Stone
	SALE 1919 - 84 St NE BROCHURE TO FOLLOW	Quonset Structure Land Area	8,000 SF 23 acres	Zoning	DC For trucking and auto related storage uses	Contact Agent	10 acres graded and compacted for storage use	Harvey Aronovich Bob Legros
	SALE 290189 TWP RD 261 High Plain Industrial Park - Balzac Download	Total Area (various)	3 acres 7 acres 10.54 acres	Zoning	I-IA Industrial Activity	Asking Price \$499,000.00 per acre	Will subdivide Will design-build Excellent location Main street of High Plains Park	Ralph Gibson Brad Stone
	LEASE 262110 RR 281 Rockyview Download	Mod Yard Office Trailer	20 acres 5,000 SF	Zoning	I-HVY	Lease Rate \$1,000 / Acre / Month	High grade surface Fully fenced and gated Separate road access to Range Road with wide entrance Aerial Video	Wayne Berry

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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 Unit 131 5330 - 72 Ave SE Download	Main Floor	1,200 SF			Lease Rate \$20.00 psf Op Costs \$8.50 psf Available Immediately	Tull Business Park Foothills	Wayne Berry
	SUB-LEASE Unit 100, 321 - 50 Ave SE Download	Main Level Office	3,004 SF			Lease Rate \$9.75 psf Op Costs \$7.80 psf Term: Until July 31, 2012	Centrally located Ample parking	Greg Christensen Wayne Hill
	LEASE 2nd floor 235061 Wrangler Link SE Download	Office Area	4,377 SF			Lease Rae \$10.00 psf	Fully Furnished Ample parking Available Nov 1 2020	Wayne Berry
	SALE Owner/User or Investment 201 & 205 11450 - 29 St SE Download	2—storey office bldg Total Area Upper level Lower level	8,536 SF 4,532 SF 4,004 SF			REDUCED! Call Agent Taxes \$42,255.16	Premium location with 114 Ave exposure Handicap access with interior elevator Open concept lounge and walk-out green space	Aaron Gunn

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	LEASE Bay 1– 2nd Floor Office 1411-25 Ave NE Download	Rentable Area	1,020 SF	Parking	3 stalls	Lease Rate \$12.00 psf Gross plus GST	Attractive Space Available Immediately	Jim Duggan Brad Stone
	LEASE Units 3146 & 3150 4310 - 104 Ave NE Download	Unit 3146 Unit 3150	1,206 SF 1,324 SF	Zoning	C-C1	Lease Rate \$34.00 psf (5-10 years rate) Op Costs \$12.00 psf (Projected)	Great location for medical clinic or walk- in clinic in Jacksonport TI Allowance available at \$10.00 psf	Greg Christensen
	LEASE Suite 210 3501 - 29 St NE Download	Total Area	2,400 SF 2nd floor office	Parking	Ample	Lease Rate \$12.00 psf Gross Rent Per Month \$2,400.00 Available Immediately		Wayne Berry
	LEASE Bay 7 2nd floor office 3805 - 34 ST NE Download	Total Area	3,456 SF 2nd office office Separate entrance	Parking	Ample	Gross Lease Rate \$14.00 plus GST	Coffee counter, new paint and carpet, 2 washroom	Wayne Berry
	LEASE Bay 4 2nd Floor Office 1411-25 Ave NE Download	Rentable Area	4,400 SF	Parking	7 stalls (4 front-3 rear)	Lease Rate \$7.50 psf Op Costs \$4.20 psf	Attractive Space Available furnished	Jim Duggan Brad Stone

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	LEASE Bay 141 5330 - 72 Ave SE Download	Total Area	1,200 SF	Loading Ceiling Zoning	Main door 20' I-C	Lease Rate \$20.00 psf Op Costs \$8.50 psf Available Immediately	Tull Business Park Former bakery	Wayne Berry
	LEASE Bay 104 3928 Edmonton Tr NE Download	Rentable Area	2,700 SF	Loading Zoning Sump Note: Security shutters New floor plan (see brochure)	DI 12'x14 C-COR3 f1.0h12 Yes	Lease Rate \$14.00 psf Op Costs \$6.00 psf Term: 3-5 year preferred	High traffic exposure to Edmonton Trail Great quasi retail bay with storage at rear New paint, drywall and lights	Aaron Gunn
	LEASE Bays A & B 4301 - 9 St SE Download	Total Area Office Warehouse	4,200 SF 632 SF 3,568 SF	Zoning Loading Ceiling	I-C 2- DK 10'x12' 12'8" clear	Lease Rate \$12.00 psf Op Costs \$4.00 psf Available Immediately	End bay with high visibility location on 42 Ave SE Ample parking	Bob Legros Harvey Aronovich
	LEASE Bay 101 4305 - 9 St SE Download	Total Area Option A Option B	4,600 SF 2,255 SF Showroom/office No loading 2,345 SF Warehouse/Storage DI loading	Zoning	I-C	Lease Rate \$11.00 psf Op Costs \$5.98 psf Available Immediately	Ideal showroom/office Formerly an Antique Store Warehouse cannot be leased separately	Bob Legros Harvey Aronovich
	LEASE Bays 142,152,162 5334 - 72 Ave SE Download	Total Area	4,800 SF	Loading Ceiling Zoning	3 DI 20' I-C	Lease Rate \$18.00 psf Op Costs \$8.50 psf	RETAIL SHOWROOM Strip centre middle of Foothills Industrial Park Available Immediately	Wayne Berry

industrial ~ commercial ~ investment ~ office ~ retail ~ land

Contact Details

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