


EXCLUSIVE LISTINGS SEPTEMBER 2020




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INDUSTRIAL-SOUTH




LEASE	Total Area	1,058 SF	Loading	DI (10'x10'	Lease Rate	Located in the Manchester Business Park	Aaron Gunn
Bay 5	Showroom/Office	647 SF	Power	100 amp	\$2,100 Gross		
4623 Manilla Rd SE	Warehouse	411 SF			Plus utilities		
					Term: 3-5 years	65% office, 35% warehouse	
					Available: Immediately	Small fenced yard	




LEASE / SALE	Total Area	1,884 SF	Loading	2x 10'x12' DI	Lease Rate	Douglasdale Premium location	Aaron Gunn
Bay 11	Office	300 SF	Zoning	I-C	\$10.00 psf		
11450 - 29 St SE	Warehouse	1,584 SF			Condo Fees \$4.40 psf		
	2nd fl mezzanine	300 SF at no charge			Taxes \$5.28 psf	Large scramble parking lot	
					Asking Price \$525,000.00	Available immediately	




LEASE	Total Area	2,000 SF	Loading	1 Dock 8'x8'	Lease Rate	Located in the Manchester Business Park	Wayne Berry
6026 - 5 St SE	Office	800 SF	Ceiling	14'	\$10.00 psf		
	Warehouse	1,200 SF			Op Costs \$4.90 psf		
						Available immediately	




LEASE	Total Area	2,000 SF	Loading	1 DI 8'x8'	Lease Rate	Located in the Manchester Business Park	Wayne Berry
6034 - 5 St SE	Office	800 SF	Ceiling	14'	\$12.00 psf \$10.00 psf		
	Warehouse	1,200 SF			Op Costs \$4.90 psf		
					Available Immediately		















LEASE	Total Area	2,000 SF	Loading	1- 8x8 O/H DI	Lease Rate	Located in the Manchester Business Park	Wayne Berry
6036 - 5 St SE	Office/Showroom	800 SF	Ceiling	14'	\$10.00 psf		
	Warehouse	1,200 SF			Op Costs \$4.90 psf		
					Available Immediately	Corner Unit	















LEASE	Total Area	2,258 SF	Loading	8'x10' DK	Lease Rate	Located in the Highfield District IG Zoning	Greg Christensen
1303A	Showroom	1,000 SF	Ceiling	18'6"	\$11.00psf		
Hastings Cr. SE	Mezz	350 SF		to underside	Op Costs \$4.83 psf		
	Warehouse	1,258 SF	Electrical	15'10" clear 100 amps	Available immediately		

INDUSTRIAL-SOUTH

	SALE Unit 4 343 Forge Rd SE 	Total Area Office Warehouse Storage Mezz	2,378 SF 1,389 SF 969 SF 348 SF	Loading Power Sump	DI 12'x12' 100 amp Yes	Asking Price \$559,000.00 Taxes \$9,499.88 Availability 30 days	Central location in Fairview Industrial Park Visibility from Glenmore Tr.	Paul Rudolf
	LEASE Bay 34 12180 - 44 St SE 	Total Area Office Warehouse	2,400 SF 750 SF 1,650 SF	Loading Power Sump	DI 12'x14' 200 amp Yes	Lease Rate \$13.50 psf Op Costs \$5.62 psf Availability: 60 days	Office warehouse space located in the Southbend Business Park Additional 750 SF mezzanine Office build-out included	Wayne Berry
	LEASE Bay 1 3516 - 80 Ave SE 	Total Area Office Warehouse Plus mezzanine	2,700 SF 1,200 SF 1,500 SF	Loading Zoning Power	DI 12'x14' I-G 100 amp	Lease Rate \$12.00 psf Op Costs \$5.25 psf Available Immediately	Located in Foothills Industrial Park	Wayne Berry
	LEASE 6031 - 4 St SE 	Total Area Office Warehouse	3,198 SF 1,260 SF 1,938 SF	Loading Power Ceiling	1 DK 100 amp 16'	Lease Rate \$9.50 psf yr 1 With escalations Op Costs \$5.10 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 8612 - 48 St SE 	Building Area Land Area	3,200 SF 2.20 acres Secured yard	Loading Zoning Power	2 DI 12'x16' Drive through I-G 200 amp, 208 volt	Gross Lease Rate \$1.20 psf (land) Utilities are extra	South Foothills Easy access to Glenmore Tr., Barlow Tr., and 52 St SE Radiant heating	Aaron Gunn
	LEASE Bay 107 3953 - 112 Ave SE 	Rentable Total Area Office Warehouse Concrete Mezz At no charge	3,900 SF 1,200 SF 2,700 SF 1,200 SF	Loading Ceiling Availability	1 DK with leveller 24' clear Immediate	Lease Rate \$10.00 psf (yrs 1-2) with escalations yrs 3-5 Op Costs \$5.36 psf	High profile location at Barlow Tr., @ 114 Ave SE intersection 1,200 sq. ft. concrete mezzanine at no charge Great small bay with dock loading	Harvey Aronovich Bob Legros













INDUSTRIAL-SOUTH

	LEASE Bays 4 3815 - 61 Ave SE 	Rentable Area Office Warehouse Storage Mezz	3,900 SF 750 SF 3,150 SF 750 SF	Loading Ceiling Power Parking	1-12'x14' grade door 19' 400 amp (bay 4) 4 stalls	Lease Rate \$10.00 psf Op Costs \$3.99 psf	Foothills Industrial Park Bay have been renovated	Jim Duggan Brad Stone
	LEASE 530 - 60 Ave SE 	Total Area	4,000 SF	Loading Ceiling Power Zoning	DK 8'x9.5' 18' clear 200 amp 120/208V IG	Lease Rate \$8.00 psf Op Costs \$4.50 psf Available immediately	Previous uses: machine shop, church Landlord willing to add washroom and kitchen 4,000 SF Total Area	Kenyon Chipman
	LEASE 9304 Horton Rd SW 	Exclusive Area Common Area	5,000 SF Up to 2,000 SF Including change room and lunchroom if required	Loading Ceiling Power Ceiling Zoning	1x 8'x8 DK 1x 12'x14' DI Heavy power 30' clear Air circulating fans IG	Lease Rate Exclusive Area \$12.00 psf Op Costs \$6.50 psf Common Area \$6.00 psf Op Costs \$3.25 psf	New energy efficient LED high bay lights Extra fenced, paved and compacted yard if required Extra mezz. office if required	Kenyon Chipman
	LEASE Bay 119 3953 - 112 Ave SE 	Total Area Main Fl. Office Mezz Office Warehouse	5,100 SF 1,200 SF 1,200 SF 2,700 SF	Loading Ceiling Availability	1 dock door with leveler 24' clear Immediate	Lease Rate \$8.00 psf yrs 1-2 with escalations yrs 3-5 Op Costs \$5.36 psf	High profile location facing Barlow Tr SE Offices on 2 levels Large rear marshalling area with ample double row parking at front	Harvey Aronovich Bob Legros
	LEASE 2416 & 2420 91 Ave SE 	Rentable Area TOTAL Office	2x bays 3,328 SF 6,657 SF Small office area	Loading Sprinklered Parking	2- 14'x12' DI Yes 10 assigned stalls		Overhead exhaust fan and floor drain in warehouse Large marshalling area Bays can be leased together or separated by a 1 hour demising wall	Greg Christensen Wayne Hill
	LEASE 903 - 42 Ave SE 	Total Area Showroom/office Shop/whse 2nd fl. office	6,800 SF 1,680 SF 3,440 SF 1,680 SF	Loading Electrical	2- 12'x14' DI 200 amp	Lease Rate \$10.00 psf yr 1 With escalations yrs 2-5 Op Costs \$4.80 psf Available Immediately	Free standing building with yard Great exposure Small fenced yard	Harvey Aronovich Bob Legros













INDUSTRIAL-SOUTH

	LEASE 4532 Manilla Rd SE 	Total Area Office Warehouse	7,400 SF 800 SF 6,600 SF	Loading	1 DI, 1DK	Lease Rate \$6.75 psf Op Costs \$4.76 psf Available Immediately	Located in the Manchester Business Park Includes a fenced rear compound area	Wayne Berry
	INVESTMENT SALE 3915 - 8 St SE 	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
	LEASE 4940 - 110 Ave SE 	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 \$11.00 psf With escalations Op Costs \$5.75 psf Available Immediately	Recently upgraded End bay unit 4,730 SF yard Ample parking	Harvey Aronovich Bob Legros
	LEASE 3809 - 9 St SE 	Total Area Office Warehouse	9,100 SF 1,543 SF 7,557 SF	Loading	DI - 12'x14'	Lease Rate \$6.00 psf year 1 \$7.50 psf years 2&3 Op Costs \$4.40 psf Term 2-5 years	New office, upgrades, T-5 lights and painted throughout Central location Ideal for light manufacturing or storage	Harvey Aronovich Bob Legros
	LEASE 7652 - 40 St SE 	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 \$9.25 psf Op Costs \$3.80 psf (TBV) Term: 3-5 years	Zoning I-G Double row parking out front Available: Nov 1 2020	Aaron Gunn
	LEASE 9815 - 48 St SE 	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




INDUSTRIAL-SOUTH

	INVESTMENT SALE 1814 - 17 Ave SE 	Building Area Site Size	10,151 SF 3 bay multi tenant 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 \$2,100,000.00 REDUCED TO: \$1,900,000.00 Taxes (2020) \$44,169.36	FULLY LEASED! 5 YEAR LEASE TERM Located in the heart of Inglewood Retail/Manufacturing/Warehouse/ Automotive	Ralph Gibson Brad Stone
	SALE 4039 - 16 ST SE 	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
	SUB-LEASE 6404 - 30 St SE 	Total Bldg Area Office 2nd floor Office Warehouse Land Area	10,417 SF 1,509 SF 1,560 SF 7,348 SF 0.57 acre	Loading Power Lighting Ceiling Crane	2- 12'x14' DI (drive-through) 1- 10'x12' DI 400 amp T5 fluorescent 19' clear 2-ton	Lease Rate Market Op Costs \$5.00 psf (TBV) Sub-Lease Term Until Dec 31, 2022	New building (built in 2019) Make up air (10,000 CFM) Paint booth (optional)	Paul Rudolf
	LEASE Bays 36 & 40 8009 57 Ave SE 	Total Area Office Warehouse	12,056 SF 500 SF 11,556 SF	Loading Ceiling	4 DK 24' clear	Lease Rate \$10.00 psf Op Costs \$4.50 psf Available now	Manufacturing/Light Assembly I-G Zoned ESFR Sprinklered Double row front parking Rear loading depth of 130' (m/l)	Wayne Berry
	LEASE 1560 Hastings Cr SE 	Total Site Area Total Bldg Area Office Warehouse	1.6 acres m/l 13,712 SF 2,342 SF 11,360 sF	Loading Power Ceiling Sump Available	1-12'x12' DI 1- 19'x12' DI 400 amp @120-208 3 ph 13'6" Yes Immediately	Lease Rate \$13.00 psf (incl. yard rental) Op Costs \$3.75 psf (2020) (self-managed)	Approx. 1.2 acres of fenced and asphalt paved yard Recently renovated Ideal for service and/or storage uses	Harvey Aronovich Bob Legros
	SUB-LEASE 235093 Wrangler Dr. SE 	Total Area Warehouse Office Yard	14,060 SF 12,000 SF 1,350 SF 2 acres	Loading Power Cranes Make-Up Air Ceiling	5x 12'x16' DI 1x 26'x16' DI 600 amp 2x 20 ton, 1x 5 ton 4 units 31' 21' under 20 ton crane	Lease Rate \$16.50 psf Op Costs \$3.66 psf Term: Until June 30 2021	Great location Completely outfitted office and shop space for a manufacturing or service business	Greg Christensen

INDUSTRIAL-SOUTH

	INVESTMENT SALE 7725 - 46 St SE 	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	Wayne Berry
	SALE/LEASE 235121 Wrangler Dr SE 	Building Area Land Area:	18,220 SF 5 acres	Loading Power Sump Zoning	3x DI 24'x24' 1x DI 16'x14' 4x DK 200 amp@600 V Yes DC-76	Sale Price Market Taxes (2019) \$66,447.00 Lease Rate Market Op Costs TBD	Stand alone building Secured, paved and compacted gravel site with property drainage Clear span warehouse suitable for cranes	Ralph Gibson Brad Stone
	SALE OR LEASE 8242 - 30 St SE 	Total Area Building 1 Main Fl office Mezz office Shop Storage Mezz Building 2 Office	19,883SF 14,266 SF 1,350 SF 2,280 SF 10,636 SF 1,110 SF at n/c 5,617 SF nil	Loading: 3-14'x16' DI 1- 12'x14' DI Loading: 1- 14'x16' DI 1- 20'x16' DI	Power: 600 A @ 600 V Cranes: 1-3 ton 1- 5 ton Sump: Yes Power: 400 A @ 347/600 V Cranes:1-5 ton 1-10ton	Lease Rate \$12.50 psf Op Costs \$3.25 psf (self-managed) Price\$3,600,000.00 Taxes: \$56,465.75 (2019)	Make-up air in both buildings (TBV) Ceiling Height 24' in both buildings Multiple cranes and large electrical service Compacted and fenced yard Ideal service/manufacturing/fabrication prop- erty with separate shops	Harvey Aronovich Bob Legros
	LEASE 4315 - 72 Ave SE 	Total Area Main fl. Office Shop Area Mezz (concrete)	28,600 SF 5,000 SF 18,600 SF 5,000 SF	Loading Grade Doors Dock Doors Ceiling	1- 25'x20' 1- 14'x14' 1- 12'x14' 1- 10'x12' 2- 8'x10' 15' under crane to 24'	Lease Rate \$10.00 psf (as is condition) Taxes \$87,646.00 (2019) Available immediately	Power: 800 amp, 3 phase, 227/480 volts Cranes 2- 4 ton rated each on 50' wide craneway 2- Air compressor in shop	Jim Duggan Brad Stone
	LEASE 2322 - 49 Ave SE 	Total Bldg Area Office/Showroom Shop/Assembly Total Site Size	35,600 SF 8,645 SF 26,955 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 \$9.25 psf Op Costs \$2.78 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 	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	9 DK 1 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	Upgrades to building underway	Harvey Aronovich Bob Legros













INDUSTRIAL-SOUTH

	<div>LEASE/SALE</div> <div>4007-4009 - 11 St SE</div> <div></div>	<div>OPTION B</div> <div>Total Area</div> <div>54,172 SF on 4.55 acres</div> <div>Main fl. office Mezz office Mezz Storage at n/c Warehouse Yard Space</div> <div>4,560 SF 1,728 SF 2,832 sF 44,044 SF 2.21 acres</div>	<div>Loading</div> <div>Ceiling Electrical</div>	<div>8 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</div>	<div>Lease Rate \$4.95 psf year 1 With escalations Incl. 2.21 acre yard</div> <div>Op Costs \$4.25 psf</div> <div>Sale Price \$6,850,000.00</div>	<div>Upgrades to building underway</div> <div>2.21 acres compacted graveled , partially paved and fenced yard</div>	<div>Harvey Aronovich</div> <div>Bob Legros</div>
	<div>INVESTMENT SALE</div> <div>TULL BUSINESS PARK</div> <div>52 ST AT 72 AVE SE</div> <div></div>	<div>Total Area Land Size</div> <div>112,985 SF 7.1 acres</div> <div>Comprised of 3 buildings Building 1 Building 2 Building 3</div> <div>84,165 SF 12,160 SF 16,660 SF</div>	<div>Zoning</div>	<div>I-G and I-C</div>	<div>There is no published asking price for this property</div> <div>The closing date for submission of offers September 22, 2020</div>	<div>Located in the centre of the Foothills Industrial Park</div> <div>A detailed Investment Package regarding the properties is available to interested parties upon execution of a Confidentiality Agreement</div>	<div>Wayne Berry</div> <div>Ralph Gibson</div> <div>Brad Stone</div>









INDUSTRIAL-NORTH

	LEASE Unit 5A 4101 - 19 St NE 	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 27 7819 - 112 Ave NW 	Total Area Office Warehouse Mezzanine Storage	3,180 SF 1,580 SF (30'x52'7") 1,575 SF (30'x52'5") 510 SF (30'x17')	Loading Power Ceiling	1 DK 8'x8' with leveler 1 DI 10'x12' with electronic opener 100 amp @ 600V 20'6"	Lease Rate \$16.00 psf Op Costs \$6.25 psf Available Immediately	Rare NW industrial opportunity Dock and drive-in loading Great exposure	Harvey Aronovich Bob Legros
	SALE 3923 - 3A St NE 	Building Area Office Warehouse/Shop Land Area	5,563 SF 1,426 SF 4,137 SF 0.24 acre	Loading Zoning Power Sump	Grade door I-R 200 amp Yes	Asking Price \$1,150,000.00 Taxes (2020) \$22,900.61	Located in Greenview Industrial Park Paved yard	Paul Rudolf
	SALE 3904 - 3A St NE 	Building Area Divided into 3 bays #101 #103 #105 Land Area	4,850 SF 1,060 sF 1,450 SF 1,602 SF 0.18 acres	Loading Zoning Power Sump	2- 12'x14' DI I-R 260 amp Yes	Asking Price \$1,075,000.00 Taxes \$18,660.00 (est. 2020)	Stand alone building in Greenview Currently occupied (2 tenants) Flexible Owner/user or investment	Paul Rudolf















INDUSTRIAL-NORTH

	LEASE Bay 60 999 - 57 Ave NE 	Rentable Area Office Warehouse	6,120 SF 2,300 SF 3,820 SF	Loading Ceiling	2 DI 12'x14' 19' clear	Lease Rate \$12.00 psf Op Costs \$4.89 psf (est. 2020) Available Immediately	Last Bay! Brand new building with quality office improvement and many extra features	Harvey Aronovich Bob Legros
	LEASE 3507 - 29 ST NE 	Total Area Office Warehouse	5,400 SF 1,440 SF 3,960 SF	Loading Ceiling Power Sprinklered	1 DI 12'x12' 18' clear 200 amp Yes	Lease Rate \$8.00 psf Op Costs \$5.45 psf Available Immediately	Located in Horizon Business Park	Wayne Berry
	LEASE Bay 104, 3639 - 27 St NE 	Total Area Office main fl. Office mezz. Warehouse	6,420 SF 3,000 SF 1,400 SF 2,020 SF	Loading Ceiling	1- 12'x10' DI 18'	Lease Rate Market Op Costs \$7.25 psf Incl. utilities	\$1,000 Travel Voucher for deal completed prior to Oct 1, 2020 Convenient NE location Double row parking 1,400 sq. ft. mezzanine can be leased separately	Harvey Aronovich Bob Legros
	LEASE 950 - 55 Ave NE 	Total Area Office Warehouse Bonus Concrete Mezzanine Yard	6,930 SF 2,200 SF 4,730 SF 2,200 SF at n/c 4,320 SF (60'x72') Fenced & graveled	Loading Power Ceiling	1- 12'x14' DI 400 amp 24' clear	Lease Rate \$10.00 yr 1 With escalations Op Costs \$6.21 psf	End bay unit Main floor office has been fully developed with demountable wall system that can be reconfigured or eliminated to Tenant's requirements	Harvey Aronovich Bob Legros
	LEASE 1919 - 84 St NE 	Quonset Structure Land Area	8,000 SF 9.2 ACRES	Loading	DI	Lease Rates Include taxes	Fully compacted and graveled Option A 5.6 acres (incl. Quonset) Gross Lease Rate \$12,000/month Option B 3.6 acres Gross Lease Rate \$6,000/ month	Harvey Aronovich Bob Legros
	LEASE 312 Meridian Rd. NE 	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 175 amps 120/208 V 3 ph I-C	Lease Rate TBD Op Costs \$5.00 psf taxes included	Meridian Industrial Commercial District Excellent exposure to Barlow Tr.	Ralph Gibson Brad Stone

INDUSTRIAL-NORTH

	LEASE Bay 3 1411-25 Ave NE 	Rentable Area 2nd floor office Warehouse	11,160 SF 4,480 SF 6,680 SF	Loading Ceiling Power Parking	Grade 12'x14' Varied 200 amp plus 13 stalls	Lease Rate \$9.00 psf Op Costs \$4.17 psf	Office and Lab Area Warehouse Available Sep 1 2020	Jim Duggan Brad Stone
	INVESTMENT SALE 3505 - 29 St NE 	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 Net Income /Annum \$121,800.00	Located in the Horizon Business Park	Wayne Berry
	LEASE 2820 - 3 Ave NE 	Site Building 1 Office-Main Floor Office- 2nd Floor Shop/Warehouse Building 2 Partially Heated	+/- 1.75 acres 21,229 SF 3,351 SF 3,320 SF 14,558 SF 11,530 SF	Loading Ceiling Zoning	4- 14'x14' grade level doors 24' - 27' I-G	Lease Rate \$14.00 psf (bldg. 1) \$8.00 psf (bldg. 2) Op Costs \$4.85 psf	ALSO FOR SALE CONTACT AGENT FOR DETAILS Clear span building 78'x200' 2 access points to the property Yard: paved & fenced	Aaron Gunn
	SALE 3805 - 34 St NE 	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









CONDOS

 	LEASE / SALE Bay 11 11450 - 29 St SE 	Total Area Office Warehouse 2nd fl mezzanine	1,884 SF 300 SF 1,584 SF 300 SF at no charge	Loading Zoning	2x 10'x12' DI I-C	Lease Rate \$10.00 psf Condo Fees \$4.40 psf Taxes \$5.28 psf Asking Price \$525,000.00 Taxes \$9,855.66	Douglasdale Premium location Large scramble parking lot Available immediately	Aaron Gunn
 	SALE Bay 119 12159 - 44 ST SE 	Total Area Office Warehouse	2,210 SF 572 SF 1,638 SF	Loading Power	1- 12'x14' DI 100 amp	Asking Price \$529,000.00 \$499,000.00 Property Taxes (2020) \$10,458.42 Condo Fees \$260.62 / month	Located in the Southbend Industrial Park SE Rear Secured yard Available immediately	Wayne Berry
	SALE BAY 14 12180 - 44 St SE 	Total Area Office Warehouse	2,300 SF 600 SF 1,700 SF	Loading Ceiling Power	1-12'x14' DI 17'7" 200 amp TBV	Asking Price \$555,000.00 Taxes (2020) \$10,789.92 Condo Fees \$250.00/month (TBV)	Located in the Southbend Business Park Bonus Mezzanine 600 SF Availability: 60 days	Wayne Berry
	SALE Unit 4 343 Forge Rd SE 	Total Area Office Warehouse Storage Mezz	2,378 SF 1,389 SF 969 SF 348 SF	Loading Power Sump	DI 12'x12' 100 amp Yes	Asking Price \$559,000.00 Taxes \$9,499.88 Availability 30 days	Central location in Fairview Industrial Park Visibility from Glenmore Tr.	Paul Rudolf
	SALE Units 122,123,223 4999-43 St SE 	Total Area Office/Showroom 2nd Floor	2,816 SF 729 SF 796 SF	Loading Power Ceiling Heating 2nd floor	1- 12'x14' DI 225 amp 25' clear Gas/Shop HVAC office/ showroom 2nd floor wash- room recently built	Asking Price \$590,000.00 With leaseback option	Very functional space Parking: 6 stalls assigned Availability: 90 days Video Walkthrough	Aaron Gunn
	INVESTMENT SALE Bay 2, 285059 Frontier Rd SE 	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

CONDOS

 	SALE #2107 4416-64 Ave SE 	Total Area Main Floor Concrete Mezz	5,277 SF 4,275 SF 1,002 sF	Loading Electrical Ceiling	1– 14'x14' rear O/H door 200 amps 21' clear	Asking Price \$825,000.00 Condo Fees \$620.00 / month Taxes (2019) \$20,880.00	Located in the Foothills Industrial Park Unfinished bay ready for build out Shaw Internet Service Available immediatley	Wayne Berry
	SALE #18-19, 240057 Frontier Cr SE 	Total Area Office Warehouse	6,500 SF 1,050 SF 5,450 SF	Loading Power	2 DI 400 amp	Bays 18-19 Price \$1,100,000.00 Available: Immediately	Located in the Frontier Industrial Park SE Rear secured yard	Wayne Berry

LAND / LAND DEVELOPMENT

   	LAND LEASE 3030 - 23 ST NE 	Total Area	1.98 acres	Zoning	C-COR 3 Land Development	Lease Rate Market	LAND LEASE Located beside Earls & Joey's Design Build Leaseback	Ralph Gibson Brad Stone
	LAND LEASE 2520 - 23 St NE 	Total Area	Up to 1.65 acres +/- Build to Suit or Land Lease	Zoning	I-C	Lease Rate Market	Pad development opportunity Retail, Industrial, Office Excellent location Design Build Leaseback	Ralph Gibson Brad Stone
	LEASE 1919 - 84 St NE 	Quonset Structure Land Area	8,000 SF 9.2 ACRES	Loading	DI	Lease Rates Include taxes	Fully compacted and graveled Option A 5.6 acres (incl. Quonset) Gross Lease Rate \$12,000/month Option B 3.6 acres Gross Lease Rate \$6,000/ month	Harvey Aronovich Bob Legros
	SALE 289178 TWP 261 High Plain Industrial Park - Balzac 	Total Area	10.54 acres	Zoning	I-IA Industrial Activity	Asking Price \$499,000.00 per acre	Excellent location Main street of High Plains Park	Ralph Gibson Brad Stone
<div> Some uses that are allowed under that zoning The processing of raw, value added, or finished materials, manufacturing or assembling of goods, products, or equipment, storage or transshipping of materials, goods and equipment including petro-chemicals products and supplies It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial uses, but DOES NOT include Cannabis Cultivation or Cannabis Facility </div>								

LAND / LAND DEVELOPMENT

	LAND SALE 26033 RR 12 Rockyview 	Total Area	135.98 acres	Zoning	RF (ranch & farm)	Asking Price \$6,500,000.00 REDUCED TO: \$6,400,000.00 (\$47,065.75 / acre)	Located on the corner of Highway 566 (Balzac Highway) and RR 12 Solid investment opportunity for residential or industrial property development Additional 140 acres to the north available	Greg Christensen
	LAND SALE SE Corner Hwy 567 & RR 22 	Total Area	149.29 acres	Zoning	RF (ranch & farm)	Asking Price \$2,800,000.00 REDUCED TO: \$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

OFFICE-SOUTH



LEASE

**Unit 131
5330 - 72 Ave SE**



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**



Main Level Office

3,004 SF

Lease Rate
\$11.75 psf

Op Costs
\$7.80 psf

Term:
Until July 31, 2012

Centrally located
Ample parking

Greg
Christensen
Wayne
Hill



LEASE

6109 6 St SE



Office Area

3,375 SF

Back on the Market!











Lease Rate
\$10.00 sf

Op Costs
\$8,73 psf









Fully furnished
8 parking stalls
Available Immediately

Wayne
Berry

OFFICE-NORTH

	LEASE FRONT OFFICE OF BAY 9 2520 - 23 St NE 	Rentable Area	1,000 SF +/-	Zoning Power	I-C 100 amp 200 amp can be supplied if needed	Lease Rate Market Op Costs \$8.39 psf Available Immediately	Excellent Exposure to Barlow Tr NE Office/Showroom Fiber Optic Available	Ralph Gibson Brad Stone
	LEASE Bay 1– 2nd Floor Office 1411-25 Ave NE 	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 Bay 104, 3639—27 St NE 	Total Area Mezzanine Office	1,400 SF			Lease Rate \$12.00 psf Gross	Open and private office layout	Harvey Aronovich Bob Legros
	LEASE Suite 210 3501 - 29 St NE 	Total Area	2,400 SF 2nd floor office	Parking	Ample	Lease Rate \$12.00 psf Gross Rent Per Month \$2,400.00 Available		Wayne Berry
	LEASE Bay 7 2nd floor office 3805 - 34 ST NE 	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

RETAIL - SOUTH

	LEASE Bay 141 5330 - 72 Ave SE 	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 101 4305 - 9 St SE 	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 	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
	LEASE Bays 172,182,192 5334 - 72 Ave SE 	Total Area	6,166 SF	Zoning	I-C	Lease Rate \$18.00 psf Op Costs \$8.50 psf	RETAIL SHOWROOM End 3 bays Full developed, HVAC through- out, W/R's, showers, change room, customer waiting area/offices Available Immediately	Wayne Berry

RETAIL NORTH



LEASE

**Bay 4
2520 - 23 St NE**



Rentable Area

1,960 SF

Loading
Ceiling

Power

Zoning

12'x12' O/H door
17' under deck
14' under truss
100 amp
200 amp can be
supplied if needed
I-C

Lease Rate
Market

Op Costs
\$8.39 psf

Available
Immediately

Excellent Exposure to Barlow Tr NE

Fiber Optic available

Ralph
Gibson

Brad
Stone



LEASE

**Bay 5
2520 - 23 St NE**



Rentable Area

1,980 SF8

Loading
Ceiling

Power

Zoning

12'x12' O/H door
17' under deck
14' under truss
100 amp
200 amp can be
supplied if needed
I-C

Lease Rate
Market

Op Costs
\$8.39 psf

Available
Immediately

Excellent Exposure to Barlow Tr NE

Fiber Optic available

Ralph
Gibson

Brad
Stone



LEASE

**Bay 15
2520 - 23 St NE**



Rentable Area

1,960 SF

Loading
Ceiling

Power

Zoning

12'x12' O/H door
17' under deck
14' under truss
100 amp
200 amp can be
supplied if needed
I-C

Lease Rate
Market

Op Costs
\$8.39 psf

Available
Immediately

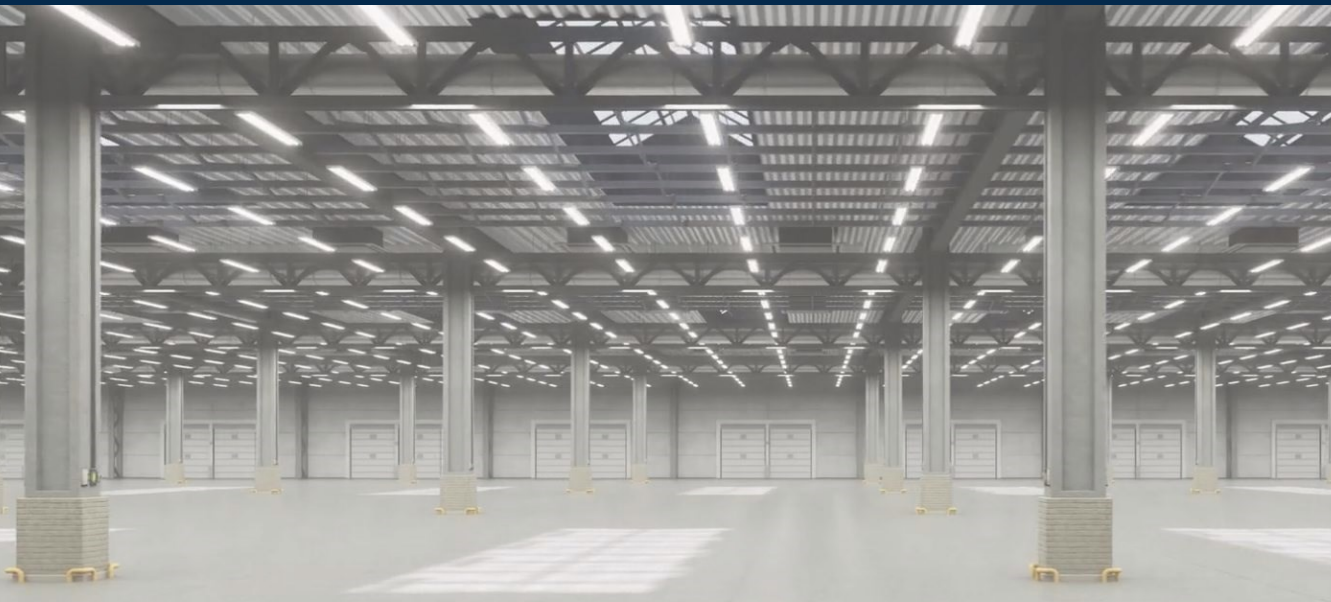
Excellent Exposure to Barlow Tr NE

Fiber Optic available

Ralph
Gibson

Brad
Stone

EXCLUSIVE LISTINGS



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Commercial Real Estate Services