



Commercial Real Estate Services



EXCLUSIVE LISTINGS

JULY 2020



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INDUSTRIAL-SOUTH



LEASE
Bay 11
11450 - 29 St SE



Total Area 1,800 SF
Office 300 SF
Warehouse 1,500 SF
2nd fl mezzanine 300 SF at no charge

Loading
Zoning

2x 10'x12' DI
I-C

Lease Rate
NOW \$10.00 psf
Reduced from \$14.00 psf

Condo Fees
\$4.40 psf

Taxes \$5.28 psf

Douglasdale Premium location

Large scramble parking lot

Available immediately

Aaron
Gunn



LEASE
6026 - 5 St SE



Total Area 2,000 SF
Office 800 SF
Warehouse 1,200 SF

Loading
Ceiling

1 Dock 8'x8'
14'

Lease Rate
\$10.00 psf

Op Costs
\$4.90 psf

Located in the
Manchester Business Park

Available immediately

Wayne
Berry



LEASE
6034 - 5 St SE



Total Area 2,000 SF
Office 800 SF
Warehouse 1,200 SF

Loading
Ceiling

1 DI 8'x8'
14'

Lease Rate
\$12.00 psf

Op Costs
\$4.90 psf

Available
Immediately

Located in the
Manchester Business Park

Wayne
Berry



LEASE
1303A
Hastings Cr. SE



Total Area 2,258 SF
Showroom 1,000 SF
Mezz 350 SF
Warehouse 1,258 SF

Loading
Ceiling

Electrical

8'x10' DK
18'6"
to underside
15'10" clear
100 amps

Lease Rate
\$11.50 psf

Op Costs
\$4.83 psf

Available
immediately

Located in the Highfield District
IG Zoning

Greg
Christensen



LEASE
Bay J
1155 - 44 Ave SE



Total Area 2,304 SF main floor

Loading
Power
Sump

12'x14' DI
100 amp
Yes

Lease Rate
\$8.75 psf

Op Costs
\$4.66 psf

Available
Immediately

Centrally located in Highfield

Grade loading

Harvey
Aronovich

Bob
Legros



LEASE
Bay 34
12180 - 44 St SE



Total Area 2,400 SF
Office 750 SF
Warehouse 1,650 SF

Loading
Power
Sump

1- 12'x14' O/H DI
200 amp 3 Ph (TBV)
Yes

Lease Rate
\$13.50 psf

Op Costs
\$5.62 psf













Located in the Southbend Business Park

Additional 750 SF mezzanine office
build-out included













Occupancy 30 days

Wayne
Berry

INDUSTRIAL-SOUTH

	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
	SALE Units 134,135, 235 4999 - 43 St SE 	Total Area Office Shop 2nd fl. office	2,919 SF 800 SF 1,279 SF 839 SF	Loading Power Parking	DI 12'x14 200 amp (TBV) 6 designated 25 non-assigned	Asking Price \$595,000.00	Industrial Condo For Lease or Sale High visibility	Ralph Gibson Brad Stone
	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
	LEASE Bays 4 & 5 3815 - 61 Ave SE 	Rentable Area Office Warehouse Storage Mezz	3,900 SF per bay 750 SF per bay 3,150 SF per bay 750 SF per bay	Loading Ceiling Power Parking	1-12'x14' per bay grade door 19' 400 amp (bay 4) 200 amp (bay 5) 4-5 stalls per bay	Lease Rate \$10.00 psf (bay 4) \$9.00 psf (bay 5) Op Costs \$3.99 psf	Foothills Industrial Park Bays have been renovated	Jim Duggan Brad Stone













INDUSTRIAL-SOUTH

	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 re- quired	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 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
	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 \$4.17 psf Available Immediately	Located in the Manchester Business Park Includes a fenced rear compound area	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

INDUSTRIAL-SOUTH


	SUB-LEASE 4319 - 1 St SE 	Total Area Main Floor office Warehouse Mezz. Office	8,960 SF 2,758 SF 5,128 SF 1,074 SF	Loading Ceiling	DK & DI Peaked roof	Lease Rate \$7.00 psf yr 1 Op Costs \$6.25 psf (2019) Sub-Lease until Jun/22	Quasi-retail close to MacLeod Tr. S. Close in Central location Longer lease term can be negotiated	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	Available Fall 2020 Zoning I-G Double row parking out front	Aaron Gunn
	INVESTMENT SALE 1814 - 17 Ave SE 	Building Area Site Size	10,100 SF 3 bay multi tenant 0.91 acres	Loading Ceiling	3x DI 14'x14' 2x DI 10'x10' 1x DI 12'x14' 19' +/-	Asking Price \$2,100,000.00 Taxes \$41,598.05	Located in the heart of Inglewood Retail/Manufacturing/Warehouse/ Automotive DC Direct Control District 2Z93 Site 3	Ralph Gibson Brad Stone
	LEASE Bay 1 9815 - 48 ST SE 	Total Area Office main fl. Shop	9,802 SF 2,000 SF 7,802 SF	Loading Power Cranes Ceiling	1- 12'x14' DI 400 amp 2- 3 ton 18' clear at eaves	Lease Rate \$8.50 psf Op Costs \$3.50 psf Available Immediately	Fabrication shop Yard area available Make-up Air (capacity TBV)	Harvey Aronovich Bob Legros
	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

INDUSTRIAL-SOUTH



	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 Jul 1, 2020	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
	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 3- Air compressor in shop	Jim Duggan Brad Stone
	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















LEASE/SALE 4007-4009 - 11 St SE 	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 Electrical	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	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	Upgrades to building underway 2.21 acres compacted graveled , partially paved and fenced yard	Harvey Aronovich Bob Legros
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INDUSTRIAL-NORTH

	LEASE Unit 12D 4101 - 19 St NE 	Rentable Area	1,257 SF	Parking	3 designated parking stalls	Lease Rate \$13.00 psf Op Costs \$5.56 psf (incl. utilities)	North Airways District	Paul Rudolf
	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 TBC	North Airways District Rooftop A/C unit	Paul Rudolf
	LEASE Bay 4 4216 - 10 St NE 	Total Area Office Warehouse	2,372 SF 881 SF 1,489 SF	Loading Ceiling	1 DI 10'x 14' 16'	Lease Rate \$12.00 psf OP Costs \$5.45 psf Available Immediately	Located in the McCall Industrial Park	Wayne Berry
	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 (2019) \$23,563.00	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 \$8.00 psf Op Costs \$7.25 psf Incl. utilities	<div style="border: 1px solid black; padding: 2px;"> \$1,000 Travel Voucher for deal completed prior to Aug 1, 2020 </div> 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/SALE 2820 - 3 Ave NE 	Building A Office-Main Floor Office- 2nd Floor Shop/Warehouse Building B Unheated Site	21,229 SF 3,351 SF 3,320 SF 14,558 SF 11,530 SF 4.19 acre	Loading Ceiling <i>Updated</i>	4- 14'x14' grade level doors 24' - 27'	Lease Rate \$14.00 psf (bldg. 1) \$8.00 psf (bldg. 2) Op Costs \$4.85 psf Asking Price: \$6,400,000.00 Taxes (2019) \$86,887.72	Clear span building 78'x200' 3 access points to the property Yard: paved & fenced I-G zoned	Aaron Gunn
	SALE 3805 - 34 St NE 	Total Area Building Land 2nd floor for lease only	39,232 SF 2.16 acres	Zoning Sprinklered	I-G Yes	Asking Price \$7,650,000.00 \$14.00 psf total Gross Plus utilities	Located in the Horizon Business Park	Wayne Berry

BUSINESS FOR SALE




FRANCHISE OPPORTUNITY #9 3360-14 Ave NE 		Type of business Building	-Truck Accessories -6,954 SF +/- -Recent improvements -Long –term lease in place -Direct exposure to 16 Ave NE	Loading Parking Signage	2– grade Ample Prominent façade	ASKING PRICE \$449,950.00	Owner/User Opportunity Ready to go, great cash flow, complete with inventory, equipment, branding, franchise and training fees	Aaron Gunn Brad Stone
Additional information package is available to qualified purchaser's upon execution of a CA agreement								
								** DO NOT APPROACH STAFF**

CONDOS











	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 Property Taxes (2020) \$10,458.42 Condo Fees \$230.00 / month	Located in the Southbend Industrial Park SE Rear Secured yard Available immediately	Wayne Berry
	SALE BAY14 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 Office area includes reception, open work area, private office and kitchenette	Wayne Berry
	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
	SALE Units 134,135, 235 4999 - 43 St SE 	Total Area Office Shop 2nd fl. office	2,919 SF 800 SF 1,279 SF 839 SF	<div>Updated</div>		Lease Rate Market Op Costs TBV Sale Price Market	Industrial Condo For Lease or Sale	Ralph Gibson Brad Stone
	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
	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	Wayne Berry

CONDOS



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
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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 <i>Updated</i>	Lease Rate Market	Pad development opportunity Retail, Industrial, Office Excellent location Design Build Leaseback	Ralph Gibson Brad Stone
	LEASE/SALE 2820 - 3 Ave NE 	Building A Office-Main Floor Office- 2nd Floor Shop/Warehouse Building B Unheated Site	21,229 SF 3,351 SF 3,320 SF 14,558 SF 11,530 SF 4.19 acre	Loading Ceiling <i>Updated</i>	4- 14'x14' grade level doors 24' - 27' Lease: Various demising options possible	Lease Rate \$14.00 psf (bldg. 1) \$8.00 psf (bldg. 2) Op Costs \$4.85 psf Asking Price: \$6,400,000.00 Taxes (2019) \$86,887.72	Clear span building 78'x200' 3 access points to the property Yard: paved & fenced I-G zoned	Aaron Gunn
	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

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

LAND / LAND DEVELOPMENT













LAND SALE 26033 RR 12 Rockyview 	Total Area	135.98 acres	Zoning	RF (ranch & farm)	Asking Price \$6,500,000.00 (\$47,805.00/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 (\$18,755.44/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 Bonus: 2nd floor office space	1,200 SF 1,200 SF At no charge			Lease Rate \$20.00 psf Op Costs \$8.50 psf Available Immediately	Tull Business Park Foothills 2nd floor office is comprise of: reception, boardroom, 4 furnished offices	Wayne Berry
	LEASE 7110 Fairmount Dr SE Lower Level 	Total Area	Up to 3,197 SF			Lease Rate \$10.00 psf Op Costs \$5.05 psf Taxes, insurance, HVAC servicing	Many built-in desks, shelves and drafting table Sub-Lease Term 3 years	Aaron Gunn
	LEASE 6109 - 6 St SE 	Total Area	3,375 SF BONUS: Fully furnished n/c	Parking Washrooms	8 stalls 2	Lease Rate \$10.00 psf Op Costs \$8.73 psf Incl. utilities Available Immediately	Manchester Business Park Exposure to Blackfoot Tr. SE	Wayne Berry
	LEASE Unit 16 11450 - 29 St SE 	Unit 16 Lower level	4,004 SF	Dedicated and scramble parking	12 designated stalls	Lease Rate \$14.00 psf Unit 16 Taxes \$4.76 psf Condo Fees \$4.21 psf	AAA building on 2 levels Modern office finishing Excellent signage visibility High exposure to 114 Ave	Aaron Gunn

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 July 1 2020	Jim Duggan Brad Stone
	LEASE Unit 12D 4101 - 19 St NE 	Rentable Area	1,257 SF	Parking	3 designated parking stalls	Lease Rate \$13.00 psf Op Costs \$5.56 psf (incl. utilities)	North Airways District	Paul Rudolf
	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

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	Harvey Aronovich Bob Legros
	LEASE Bays 142,152,162 5334 - 72 Ave SE 	Total Area	4,800 SF	Loading Ceiling Zoning	3 DI 20' I-C	Lease Rate \$12.00 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 \$12.00 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
SUB-LEASE Unit C 2020 - 32 Ave NE 	Total Area	6,360 SF	Zoning Loading Ceiling	DC-Retail 1-DK 20'	Sub-Lease Rate \$12.00 psf Op Costs \$6.60 psf Term: July 31, 2021	Great Location! 32nd Ave exposure Large rear marshalling area Ample parking	Aaron Gunn

EXCLUSIVE LISTINGS



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