







INDUSTRIAL PROPERTY FOR LEASE/SALE

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	PRICE/ UNIT	COMMENTS	CONTACT
<b>4010 – 6A Street NE</b>  <b>MLS#2023390</b>	<b>Total Size: 3,000 sq. ft.</b> Shop: 1,800 sq. ft. Office: 1,200 sq. ft. Mezzanine: 1,200 sq. ft. @ N/C 1.064 Acre fenced yard	Lease	\$33.33/mth & \$100,000 Triple Net		<ul style="list-style-type: none"> <li>Central location in Skyview West (Greenview)</li> <li>Paved front and crushed asphalt yard</li> <li>Available immediately</li> </ul>	<b>Julie Stefan</b>  <a href="#">Brochure</a>
<b>Bay 9, 1935 – 30 Ave NE</b>  <b>MLS#2023390</b>	Main: 1,506 sq. ft. Warehouse: 974 sq. ft. Office: 532 sq. ft. Mezz: +/- 700 sq. ft. (N/C)	Lease	\$13.00/sq. ft. (LL will entertain offers)  Op Costs: \$5.75/sq. ft.		<ul style="list-style-type: none"> <li><b>PRICE REDUCED</b></li> <li>Great Location south of 32 Avenue NE</li> <li>Pen reception area, office, washroom, warehouse</li> <li>1 – 12' x 16' DI door</li> <li>Ample parking</li> <li>Quasi retail</li> </ul>	<b>Cheri Long</b>  <a href="#">Brochure</a>
<b>Bay 26, 5555 – 51 Ave SE</b>  <b>MLS#A2018297</b>	<b>Total Size: 6,000 sf +/-</b> Warehouse: 4,700 sf +/- Mezzanine: 1,300 sf +/-	Sale	\$1,299,999  Taxes: \$20,576.65 (2022)  Condo Fees: \$1,050/m (2023)		<ul style="list-style-type: none"> <li>End unit industrial condo located in Foothills Industrial Park</li> <li>4,700 sq. ft.+/- warehouse with kitchenette and washroom</li> <li>Mezzanine - open office area, boardroom and washroom</li> <li>Ample room in the back for seacan and 52 ft. trailers to back in</li> </ul>	<b>Cheri Long</b>  <a href="#">Brochure</a>
<b>Bay 44, 4807 – 32 Street SE</b>  <b>MLS#A2016269</b>	<b>Total Size: 1,870 sq. ft.</b> Warehouse: 1,487 sq. ft. Office: 383 sq. ft. Mezzanine: 613 sq. ft.	Sale	\$395,000		<ul style="list-style-type: none"> <li>2 offices on the main, handicap washroom, mezzanine storage</li> <li>Two parking stalls - one assigned, one scramble</li> <li>Quick access to Barlow, Peigan, Deerfoot and Stoney Trails</li> <li>Please allow 24 hours to view</li> </ul>	<b>Julie Stefan</b>  <a href="#">Brochure</a>
<b>2160, 8800 Venture Ave SE</b>  <b>MLS#A2013562</b>	<b>Total Size/Bay: 3,600 sf</b> Office/Showroom: 900 sf Warehouse: 1,800 sf Fenced Yard: 2,000 sf Assigned	Lease	\$12.00/sq. ft.  Op Costs: \$5.75/sq. ft.		<ul style="list-style-type: none"> <li>Ideal quasi-industrial/retail operation previously used as showroom</li> <li>Finished mezzanine</li> <li>Property comes with a 2,000 SF fenced yard area</li> <li>Ideally situated off of Glenmore Trail and Stoney Trail</li> <li>Located in Shepard Industrial Park</li> </ul>	<b>Julie Stefan</b>  <a href="#">Brochure</a>

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<b>2120 &amp; 2128,                      8800 Venture Ave</b>  MLS#A1232490	<b>Total Size/Bay: 3,600 sf +/-</b> Office Main: 900 sf +/- Office 2 <sup>nd</sup> : 900 sf +/- Warehouse: 1,800 sf +/- Fenced Yard: 2,000 sf +/- Assigned	Sale Or Lease	\$648,000/unit  \$12.00/sf		<ul style="list-style-type: none"> <li>• Easy access to Glenmore and Stoney Trails with direct access to 84th Street</li> <li>• Bay 2128 (sale of lease) has two offices, washroom &amp; kitchen on main; 2nd floor has two offices, reception &amp; washroom</li> <li>• Bay 2120 (sale) has 2 offices, washroom &amp; kitchen; 2 offices, reception &amp; washroom on 2nd floor</li> <li>• Fenced yard assigned</li> <li>• Tenants in both bays could stay</li> </ul>	<b>Julie Stefan</b>  <a href="#">Brochure</a>

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