

March 2023 Investment Properties





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Royal LePage Solutions – Commercial Division

#205, 264 Midpark Way SE

Calgary, AB T2X 1J6

INVESTMENT/DEVELOPMENT PROPERTY

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
1915 – 32 Avenue NE  Skyways Commercial Centre	2,839 sq. ft. 2 nd Floor Suites 14, 15, 16	Sale NEW	Contact Agent	<ul style="list-style-type: none"> Quality 2nd floor office space (2nd floor) available immediately Clean/functional space with nice finishing & plenty of natural light Rooms: 7 window, 1 interior, 1 boardroom, 1 storage room, 1 reception stn/room, 1 open work area, 2 kitchens Building fronts onto high exposure 32nd Ave NE commercial-retail corridor Easy access to Deerfoot Tr, Barlow Tr and McKnight Blvd 	Wing Tang Brochure
8 Industrial Place, Canmore  MLS#A2010387	6,000 sq. ft. structure on .75 acres	Sale	\$5,500,000	<ul style="list-style-type: none"> PRICE REDUCED .75 acres on the valley floor located in Canmore, AB next to CP railway line 6,000 SF metal structure with mezzanine space and poured concrete floor Access to property from two different paved roads Turnkey business available as optional purchase - STIHL dealership, rental equipment store, small engine repair shop, bulk propane sales Property located in the Town of Canmore Transition Industrial District (TID) with the opportunity for multiple types of re-development 	Alex Bauer Brochure
Property with Business  Rocky View County	Contact Listing Agent	Sale	\$2,275,000	<ul style="list-style-type: none"> Distinctive Rocky Mountain property set in beautiful surroundings Opportunity to own the property & a very profitable business, on .75 acres A 10-year plan is currently under development nearby Historic building is spotlessly maintained and shows a true pride of ownership Unique menu offers true Rocky Mountain Fusion cuisine in the elegant dining room or on the patio 	Julie Stefan Diane Scott 403-252-5900 Brochure
Terreno Lands  Near Barra de Navidad, Mexico	15 Acres +/-	Sale	\$2,275,000 Ca	<ul style="list-style-type: none"> 15 acres +/- Pacific Ocean beach front Re-development land Close to Isla Navidad Resort & Golf Course, marina and condo villa dev. The property would make a fantastic family compound Previous Development Permit and Building Permit in place in 2010 that can be re-instated by the Buyer 20 minutes north of Manzanillo International Airport 	Cheri Long Brochure

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Redevelopment Land AB 	103 Acres	Sale	\$8,750,000	<ul style="list-style-type: none"> • Prime redevelopment land with option on further land available • 1 mile of lakefront • Up to approximately 1000 doors on development • Current strong revenue stream from property on land • Electricity (Available); Water (to Lot Line) 	Dean Cooper Agent View
215 – 25 Ave SW 	10,823 sq. ft. +/-	Sale	\$4,650,000	<ul style="list-style-type: none"> • Multi-family investment/Re-development site for multi-family • Located in the community of Mission • Relationship with the Elbow River and mature trees throughout the area give the community a park-like feel • Three local public parks and two schoolyards 	Cheri Long Brochure
215 – 25 Ave SW - Multifamily 	10,823 sq. ft. +/-	Sale	\$4,650,000	<ul style="list-style-type: none"> • 16 unit strata titled complex • 8 - 1 bedroom, 7 - 2 bedroom, 1 - bachelor • Stall parking for each unit • Yearly income \$227,500 (most units are rented) • Yearly expenses \$65,000 (est. 2022) • Property taxes \$23,154 (2022) 	Cheri Long Brochure
41070 Cook Road 	7 Bays Total Size: 19,710 sq. ft. +/- Per Bay: 2,850 sq. ft. Main: 2,250 sq. ft. Mezzanine: * 660 sq. ft. *(6 bays only)	Sale	\$3,500,000	<ul style="list-style-type: none"> • Energy efficient building with in-floor heating, steel frame structure • 22' clear ceiling; 14' x 16' Drive in door per bay • Located just off Big Hill Springs Road (Hwy 567), less than 10 minutes to Cochrane with Gas Station and other amenities nearby. • 7% RETURN • Guaranteed rent for 24 months • Tour premises with accepted offer 	Julie Stefan Brochure

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