






OFFICE SPACE FOR SALE OR LEASE

PROPERTY	FLOOR / UNIT	UNIT SIZE	NET LEASE RATE PSF	OPERATING COSTS PSF	COMMENTS	CONTACT
 1915 – 32 Ave NE Skyways Commercial Centre	2 nd Floor Suites 14, 15, 16	2,839 sq. ft.	Sale or Lease Contact Agent	\$17.08/sf inc. utilities	<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 Plenty of furniture (desks & chairs) available for use Building fronts onto high exposure 32nd Ave NE commercial-retail corridor Easy access to Deerfoot Tr, Barlow Tr and McKnight Blvd 	Wing Tang Brochure
 2019 – 20 Avenue, Nanton, AB MLS#A2017191	Lower Level	3,050 sq. ft.	\$4.00/sq. ft.	\$4.25/sq. ft.	<ul style="list-style-type: none"> Located 50 miles south of Calgary in the town of Nanton, B Great high visibility free-standing building Numerous office spaces that could be re-configured Paved parking lot off the alley (estimated 8 stalls) T-28 lighting; fibre optics in back alley 	Cheri Long Brochure
 225 & 229, 2770 – 3 Ave NE	Bay 225: Bay 229:	562 sq. ft. 1,123 sq. ft.	\$1,200/m G (Leased) \$2,500 Gross For Sale \$445,000	TBV	<ul style="list-style-type: none"> Well built out industrial office condo bays Close proximity to shopping centres, hotels, eateries, downtown, financial institutions Located in Franklin Industrial Park with easy access to Memorial Drive, 16th Avenue, Barlow and Deerfoot Trails 	Julie Stefan Brochure

OFFICE/RETAIL SPACE FOR SALE

PROPERTY	SIZE	ASKING PRICE	PROPERTY TAXES	COMMENTS	CONTACT
 2024 – 34 Ave SW MLS#2018241	1,011 sq. ft.	\$749,900	\$17,185 (2022)	<ul style="list-style-type: none"> Rare opportunity for small business owner/user in heart of Marda Loop Ideal for start-up company, or specialty shop or boutique Two offices on upper floor, small meeting area on main floor Small lounge/kitchenette area on main, undeveloped 572 sq. ft. basement Large south facing window for natural light in main front room Double detached heated garage at rear of property Last upgraded in 2012, new electrical, surge protection for entire building 	Cheri Long Brochure

OFFICE/RETAIL SPACE FOR LEASE

PROPERTY	FLOOR / UNIT	UNIT SIZE	NET LEASE RATE PSF	OPERATING COSTS PSF	COMMENTS	CONTACT
6311 Bowness Road NW 	Main - Retail	7,765 sq. ft.	\$35.00/sq. ft.	\$15.00/sf (est)	<ul style="list-style-type: none"> New commercial development located along Bowness Road NW 6 retail bays available on main floor (1,100 – 6,665 sq. ft.) 3,000 sq. ft. shell space on upper floor available July 1, 2023 Elevator to upper floor 	Julie Stefan Brochure
	Upper - Office	3,000 sq. ft.	\$15.00/sq. ft.			

For further information, please contact:

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