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Commercial Listings











April 2025









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Industrial	Investment	Land	Office	Retail	Businesses	Our Associates
PROPERTY	SIZE	SALE/LEASE	ASKING PRICE	COMMENTS		CONTACT
39 Skyline Crescent NE  MLS#A2197777	Total Size: 6,714 sq. ft. Main: 4,316 sq. ft. Upper: 2,398 sq. ft.	SALE	\$1,495,000 Taxes: \$22,212 (2024)	<ul style="list-style-type: none"> • NEW PRICING • Great light industrial stand-alone building in Skyline Industrial • Warehouse area with office area and upper mezz fully developed with offices • Card lock system and surveillance • Tenant in place for 18 month – 2 years @ \$14.00/sq. ft., pays all op costs for the building 		Cheri Long 
Bay 6, 3610 – 29 Street NE 	Total Size: 2,010 sf Warehouse: 1,196 sf Office: 407 sf Mezzanine: 407 sf	LEASE	\$3,500/mth Includes Rent, Op Costs, Utilities	<ul style="list-style-type: none"> • Located in Horizon Business Park • Reception, office, 2 washroom and warehouse • 2 parking stalls • Close proximity to Barlow Trail, 32 Avenue and McKnight Blvd 		Julie Stefan 
Bays 9, 10, 11 3610 – 29 Street NE  MLS#	Total Size: 8,244 sf Warehouse: 3,261 sf Office: 1,970 sf Mezz Office: 985 sf Mezz Storage: 2,028 sf	SALE	\$1,495,000 (\$181/sf)	<ul style="list-style-type: none"> • Concrete block building located in Horizon Business Park • Well maintained 3 bay office/warehouse built in 1981 • New roof, 21' ceilings, 6 assigned parking stalls • Located 1.5 blocks north of 32 Avenue with quick access to Barlow Trail, McKnight Blvd and 32 Avenue NE • Bays may be purchased separately • Available July 1, 2025 		Julie Stefan 
Bay 76, 4807 – 32 Street SE  MLS#A2198276	Total Size: 1,565 sf Warehouse: 1,235 sf Office: 330 sf	SALE	\$461,675 (\$295/sf)	<ul style="list-style-type: none"> • End Cap, located in Golden Triangle • 2 offices and handicap accessible washroom • Two parking stalls - one assigned, one scramble • Located between Peigan Trail and 50th Avenue SE, north of the CN tracks with quick access to Barlow, Peigan, Deerfoot and Stoney Trails 		Julie Stefan 
Bay 46, 314 Exploration Ave SE 	Size: 2,640 sf Yard: 6,720 sf	SALE	\$895,000	<ul style="list-style-type: none"> • Located in Shepard Industrial Park • Conveniently located end cap industrial bay with excellent access to Stoney & Glenmore Trails • Additional covered storage trailer, 53' x 8' at rear of yard • Air compressor, Explornet internet and cameras can stay 		Julie Stefan 








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1177, 1185, 1193, 8800 Venture Ave SE  MLS#2180251	Total Size: 13,370 sf Main Level: 8,339 sf Mezz Office: 3,031 sf	SALE/LEASE	\$2,797,000 \$14.00/sq. ft. Taxes: \$45,160.98 Op Costs: \$7.00/sq. ft.	<ul style="list-style-type: none"> Includes 6,000 SF fenced yard End unit with gated yard for additional storage Radiant tube heaters in shop bays with makeup air system Excellent access to Glenmore Trail and Stoney Trail with direct access to 84th Street 		Julie Stefan  Virtual Tour
220 - 40 Ave NE 	Total Size: 6,465 sf Office Main: 1,500 sf Office 2nd Floor: 1,200 sf Warehouse: 3,765 sf	SALE	\$1,900,000	<ul style="list-style-type: none"> Great owner/user stand alone building in Greenview Office build-out over two floors with kitchenette, private offices and reception Building extensions on both sides, currently used for storage Includes rear fenced compound, potential to acquire racking and a forklift; chip equipment in building is for sale Close proximity to McKnight Blvd, Edmonton & Deerfoot Trails Please call listing realtor John Hamilton for details 		Julie Stefan 
510 - 21 St SE, High River  MLS#2165121	4,520 sq. ft. on 1.84 Acres LEASED	LEASE	\$14.60/sq. ft.	<ul style="list-style-type: none"> 4,520 sq. ft. three bay shop with 4 offices Located in High River Industrial Park Paved front parking with chain link security fenced yard Two contiguous open bays with floor drain and one demised wash bay, each 50 ft long Four offices with reception, and three washrooms plus storage area Available January 1, 2025. 		Barry Harvey 









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10303/15/21/27 – 99 Avenue  Fort Saskatchewan, AB	6,425 sq. ft 	SALE	\$1,475,000	<ul style="list-style-type: none"> Retail investment property in the growing city of Fort Sask Includes 2 well maintained buildings with combined area of 6,425 SF on 0.38 acre lot Fully leased to 5 long standing tenants The property features a prominent tenant, 7-Eleven, adding exceptional draw and visi-bility Financial details available upon request AND signed Confidentiality Agreement in place 		Rohit Brar 
4806 – 51 Avenue  Red Deer, AB	8,675 sq. ft.	SALE	\$1,350,000	<ul style="list-style-type: none"> Turnkey investment in the heart of Red Deer's vibrant downtown core Well maintained office building located on Hwy 2A 100% leased with true NNN leases; tenants cover all operating costs Largest tenant has been in place for over 20 years Recent upgrades include 4 new HVAC systems and new LED lighting with electrical work , completed in 2022 		Rohit Brar 
96186 – 434 Ave E, Aldersyde  MLS#A2125330	20,000 sq. ft. building on 13.43 Acres	SALE	\$3,700,000	<ul style="list-style-type: none"> 13.43 acres with 20,000 sq. ft. fully leased industrial building Located 20 minutes south of Calgary on #2 Highway Excellent highway visibility with 350 metres of Hwy frontage. Potential to further develop & build on with Foothills County approvals Zoning allows for many discretionary usages Great opportunity to further develop this property with current cash flow 		Barry Harvey 
450163 – 82 Street E, Foothills  MLS#A1020082	12,000 sq. ft. building on 2.16 Acres	SALE	\$2,100,000	<ul style="list-style-type: none"> Fully leased 12,000 sq. ft. steel frame shop on 2.16 acres Clear span steel structure building - 150' X 80' with 20+ ft ceiling; 6 - 14' X 14' overhead doors Yard fully gravelled with security chain link fence & yard light Main floor 760 sq. ft. office, 830 sq. ft. mezzanine office No business taxes and low property taxes Located north of Cargill Foods with good access onto Hwy #2 Owner may consider VTB financing 		Barry Harvey 
1903-1907 – 31 Street SW 	0.24 Acres	SALE	\$3,049,000	<ul style="list-style-type: none"> Mixed-Use commercial/residential lot zoned MU-2 land with FAR of 5.0, H26 - maximum development of 53,925 SQF. Corner lot, with 120 ft frontage & 90 feet of depth, totaling 10,785 SF. Faces 17th Ave SW with exposure to over 21,000 vehicles daily. Recent relocation of utility poles, eliminating demolition costs. Approved Development Permit (DP) and available plans for a medical/retail building with flexibility for retail/residential 		Dean Cooper











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18 Hole Golf Course  Rocky View County	18 hole golf course & residential development on 315 +/- Acres	SALE	\$30,000,000	<ul style="list-style-type: none"> Challenging 18 hole championship links style golf course located east of Stony Trail on Country Hills Boulevard The residential development Conceptual Scheme would include serviced residential lots in accordance with the guiding principles of the community The Conceptual Scheme Plan Area consists of approximately 315.26 acres of land which encompasses golf course, irrigation canal, agricultural & country residential lands within and surrounding the golf course 		Grace Yan 
Terrino Lands  Near Barra de Navidad, Mexico	15 Acres+/-	SALE	\$2,275,000	<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 
41070 Cook Road  MD of Rocky View	7 Bays Total Size: 19,710 sq. ft. Per Bay: 2,850 sq. ft. Main: 2,250 sq. ft. Mezz: * 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 
63 Skyline Crescent NE  MLS#A2186809	12,681 sq. ft. c/s	SALE	\$1,795,000	<ul style="list-style-type: none"> Gross measurement 12,681 sq. ft. Investment opportunity suitable for owner/user Currently leased at \$149,744/year, until May 31, 2026 (TBV) Taxes \$36,946 (2024) 		Cheri Long 

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338 Ave E & 32 St E, Okotoks  MLS#A2186959	132.34 Acres	SALE	\$16,000,000	<ul style="list-style-type: none"> 132+/- Acres located NE of the Wedderburn Community. Future Mixed Use development lands at the northwest corner of intersection 32 Street E & 338 Avenue E Annexed in 2017— Medium Term Development (5-10 yrs) Municipal utility infrastructure is located to the south Primarily Residential, targeting a density of 10 units/gross acre & mixture of Commercial/Mixed use in the SE corner Nearly level topography with no significant drainage issues 		Barry Harvey 
11333 – 84 Street NE  MLS#A2186620	3.53 Acres	SALE	\$2,000,000	<ul style="list-style-type: none"> 3.53 Acres industrial land located in Shepard Industrial Park Partially fenced Flat, fully graveled with excellent drainage Zoned S-Fud Taxes: \$26,390.64 (2024) Great access to Stoney Trail, Glenmore Trail and 114 Avenue SE 		Cheri Long 
139 Northgate Drive, Okotoks  MLS#A2174105	17.84 Acres	SALE	\$3,000,000	<ul style="list-style-type: none"> Prime investment opportunity with ASP in place 17.84 acres development land located on north end of Town of Okotoks neighboring new development at D'Arcy Ranch, GM and Honda dealerships ¼ mile west of Okotoks GM dealership/SAVE Vet Clinic Stunning mountain views with 2,013 sq. ft. fully developed 3 bedroom bungalow, currently rented 		Barry Harvey 
259 Mayland Place NE  MLS#A2136297	.75 Acres	SALE	\$1,090,000	<ul style="list-style-type: none"> .75 Acre development site ideal for owner/user Build-to-Suit up to 20,000 SF building Excellent access to Barlow Trail, Deerfoot Trail, Memorial Drive and Highway 1 Minutes away from shopping centres, major big box retailers and restaurants Bus stop adjacent to the building with the Barlow LRT just 3 minutes away Site has over \$100,000 in site improvements 		Julie Stefan 
450888 Hwy 2, Foothills  MLS#C4267564	57.98 Acres	SALE	\$5,800,000	<ul style="list-style-type: none"> 57.98 acres industrial land zoned General Industrial; wide range on industrial uses 2600 + ft frontage on Highway # 2A located in the Foothills County High profile parcel on 2A corridor with daily average traffic count of +/-8,553 Located between Okotoks and High River with growing population base and large work force Close proximity to major transportation routes Hwy 2, & 2A, with potential rail service from CPR line adjacent to site 		Barry Harvey 

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13433 – 15 St NE  MLS#A2146048	3.14 Acres	SALE	\$1,334,500	<ul style="list-style-type: none"> Great long-term holding property 3.14 Acres located west of Deerfoot Trail with excellent exposure to Stoney Trail Located in the Revised Stoney Industrial Area Structure Plan Zoned S-FUD 2 Lot has been staked, cleaned out Taxes: \$4,327.53 (2023) 		Cheri Long 
5111 12 Highway W, Coronation  MLS#A2090616	4.7Acres	LEASE	\$348,888	<ul style="list-style-type: none"> Undeveloped commercial land along Hwy 12 West within the Town of Coronation Zoned HWY-C with excellent exposure along Hwy 1 & Hwy 872 Approximately 2 hours to Red Deer Discretionary uses could be a car wash, hotel/motel, automotive repair services, auto body shop, restaurant and self-storage facility 		Cheri Long 
Plan 1610352 Blk 1 Lot 3, Rocky View  MLS#A2146029	50.85 Acres	SALE	\$1,271,250	<ul style="list-style-type: none"> Lot 3 - 50.85 acre parcel for sale Lot 1 (50.83 acres) and Lot 2 (50.85 acres) are also available Located in County of Rocky View just south of Big Hill Springs Road west of Airdrie, and south on Symons Valley Road. Lots are on the west side of the road. West facing with great access to both Calgary and Airdrie Paved road access Zoned AG, suitable for small hobby farm 		Cheri Long 
11124 – 15 Street NE  MLS#A2084759	3.49 Acres	SALE	\$3,900,000	<ul style="list-style-type: none"> 3.49 Acres development land Located along the west side of Deerfoot Trail, just south of Country Hills Blvd Excellent exposure with 646 feet of Deerfoot Trail Frontage Services to property line Zoned S-FUD Property taxes \$13,275.04 (2023) 		Julie Stefan 
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 

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51 Sunpark Drive SE  MLS#A2123138	Unit 105 1,947.9 sq. ft. Unit 205 2,128 sq. ft.	LEASE	\$16.00/sf escalating Op Costs: \$17.11/sf Includes CAM, taxes, utilities	<ul style="list-style-type: none"> Sunpark Business Park Second floor space with elevator access; secured floor access Underground reserved parking @\$125/mth; 2 assigned surface stalls/unit; ample visitor parking Located in Sundance Business Park, the building is on a transit route with restaurants within walking distance Easy access to Macleod Trail and Stoney Trail 		Cheri Long 
208, 2915 – 19 Street NE  MLS#A2179649	Unit 208: 1,661 sq. ft.	LEASE	\$5.00/sq. ft. Op Costs: \$10.07/sf	<ul style="list-style-type: none"> Great 2nd floor walk-up unit available Possibility for larger unit by adding unit 207 Reception, 4 offices, large open area, storage room On-site parking; possible to get 4 assigned stalls with unit 208; ample visitor parking Available February 1, 2025 Close to transit & restaurants; access to Barlow/Deerfoot Trails & 32 Ave NE 		Cheri Long 
#109, 264 Midpark Way SE  MLS #A2190977	3,918 sq. ft.	SALE	\$1,500,000 \$27,814.24 (2023) Condo Fees: \$2,116.69/mth	<ul style="list-style-type: none"> Comprised of 7 offices, boardroom, reception, storage room, server room, men's & women's washrooms & shower 54 parking stalls, undesignated and unassigned; 2 disabled, 1 loading Self-managed complex Vacant 		Cheri Long 
207 & 209, 264 Midpark Way SE  COMING SOON	4,359 sq. ft.	SALE	#207: \$13,998.04 Condo Fees: \$1,203.54/mth #209: \$16,648.10 Condo Fees: \$1,432.10/mth	<ul style="list-style-type: none"> Tenant occupied offices as these units are run as business centres Vacant possession can be given 54 parking stalls, undesignated and unassigned; 2 disabled, 1 loading Self-managed complex 		Cheri Long

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<div>#7, 4412 Manilla Road SE</div> <div></div>	<div>1,000 sq. ft.</div> <div>C/L</div>	LEASE	<div>Market</div> <div>Op Costs \$7.00/sq. ft.</div>	<div><ul style="list-style-type: none">Property is located in the Manchester Industrial areaThe building exterior has new LED lights and illuminated signsVersatile layout that can easily be customized to suit the needs of different retailLandlord open to build-out optionsQuick access to Blackfoot, Macleod, Deerfoot and Glenmore Trails</div>	<div>Rohit Brar</div> <div></div>	
<div>7 Parkdale Cr NW</div> <div></div>	<div>2,238 sq. ft.</div>	LEASE	<div>\$20.00/sq. ft.</div> <div>Op Costs \$15.00/sq. ft. (TBV)</div>	<div><ul style="list-style-type: none">Retail/office space2.5 year term with option to re-locate in the crescentCan be demised in half2 washroomsOpen area</div>	<div>Cheri Long</div> <div></div>	
<div>#220 - 235, 180 Legacy Main St. SE</div> <div></div> <div>MLS#2186489</div>	<div>5,387 sq. ft.</div>	SALE	<div>\$2,835,000</div> <div>Taxes: \$75,252 (2024)</div> <div>Op Costs: \$22.84/sq. ft.</div>	<div><ul style="list-style-type: none">Judicial Sale of PropertyComprised of 4 retail units with a total area of 5,387 SFThe retail centre is located in the community of LegacySurrounded by residential condos, townhouses & single family homesThe retail centre has 36 retail units in five buildings,Zoning at the centre allows for a broad mix of commercial uses, with retail being the highest and best use</div>	<div>Julie Stefan</div> <div></div>	
<div>246 Nolan Ridge Cr. NW</div> <div></div>	<div>Unit 125 – 1,334 sf</div> <div>Unit 135 – 1,382 sf</div> <div>Unit 140 – 1,643 sf</div>	SALE	<div>\$698,880</div> <div>\$733,888</div> <div>\$824,888</div>	<div><ul style="list-style-type: none">Commercial retail space located in the thriving northwest community of Nolan HillModern architecture and versatile layout in a prime locationOwn or lease this prime real estate in Nolan Ridge</div>	<div>Grace Yan</div> <div></div>	

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Restaurant- Cochrane, AB  MLS#A2194936	1,240 sq. ft.	ASSET SALE	\$120,000	<ul style="list-style-type: none"> Asset sale only, located in Cochrane, AB Fully equipped restaurant in a 1,240 SF free-standing building Versatile, well-equipped space with 32 indoor seats and 32 outdoor seats Location ideal for owner/operator looking to establish or expand their business Dedicated parking for 10 cars Additional basement storage 		Pranshu Dixit 
Laundromat  MLS#2188106	1,545 sq. ft.	ASSET SALE	\$199,900	<ul style="list-style-type: none"> Coin laundry business located at the corner a busy major intersection Surrounded by apartment condos and townhomes Close to some of Calgary's most affluent neighborhoods Newly updated storefront, refreshed landscaping, and a large, resurfaced parking lot 20 washers and 16 dryers in excellent working condition Lease rate \$39/sf plus CAM (including water) & property taxes Average daily revenue exceeding \$530+ in 2024 		Taeju Lee 
Cannabis Retail Business  MLS#2193344	955 sq. ft.	ASSET SALE	\$169,900	<ul style="list-style-type: none"> Licensed cannabis store in a high-traffic area of NE Calgary Average profit margin 25%; rental rate \$26/sf.; op costs \$10/sf Asset-only sale includes all fixtures, equipment, and operational infrastructure Inventory is not included in the purchase price For more details, financials, and to schedule a private tour, please contact us Signed Confidentiality Agreement (NDA) required before more information and location disclosed 		Taeju Lee 
Cafe/Bakery  MLS#2196318	3,423 sq. ft.	ASSET SALE	\$350,000	<ul style="list-style-type: none"> Well-established business with strong customer base and excellent revenue potential Seating area accommodates up to 150 guests Reputation for high-quality coffee, specialty desserts, and a selection of small, flavourful dishes. Monthly lease including rent, CAM, and property tax, totals \$17,880.90 Total revenue of \$1 million over past 10 months Full commercial kitchen with some equipment and chattels not included in the sale price 		Taeju Lee 
Restaurant  MLS#A2179525	1,647 sq. ft.	ASSET SALE	\$299,900 PRICE REDUCTION	<ul style="list-style-type: none"> Well-established restaurant in a new shopping centre in SW Calgary High traffic commercial area Seating capacity of 40 known for quality food, warm atmosphere, and loyal customer base Favourable lease terms with rent of \$5,217.13/month ideal for experienced restaurateurs or entrepreneurs seeking a turnkey operation with a proven track record 		Taeju Lee 



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