


Barry Harvey Listings



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Royal LePage Solutions – Commercial Division
 #205, 264 Midpark Way SE
 Calgary, AB T2X 1J6


INDUSTRIAL PROPERTY FOR LEASE/SALE

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	PRICE/ UNIT	COMMENTS	CONTACT
414 – 21 Street E, Foothills  MLS#A2097631	4,200 sq. ft. building on 1.4 Acres	Sale	\$1,200,000		<ul style="list-style-type: none"> 1.4 ACRES with a 4200 sq. ft. Steel Structure building 6 - 14 ft Overhead doors allow trucks to drive through 3 bays each 60 ft deep, originally used as a truck and car wash Ideal site for a potential second building, subdivision of a second lot (subject to town of High River approval) Gravel packed rear yard; security fenced with good highway access 	Barry Harvey Agent View

INVESTMENT PROPERTY

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
450163 – 82 Street E, Foothills  MLS#1020082	12,000 sq. ft. building On 2.14 Acres	Sale	\$2,100,000	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 is fully gravelled with security chain link fence and 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 Agent View
109 Fisher Street, Okotoks  MLS#A2116200	4,105 sq. ft.	Sale	\$1,150,000	<ul style="list-style-type: none"> Fully leased 4,105 SF office building in prime location on Fisher Street, Okotoks Three separate units with three strong tenants featuring a combination office/showroom/warehouse Main level has front and rear doors with open floor plans for display or offices, while the 375 - 386 SF +/- upper office levels feature skylights Well maintained building with paved yard, good parking and chain link fence. Located in an established and thriving commercial/industrial area, this property makes for a secure investment 	Barry Harvey Brochure

LAND FOR SALE/LEASE


PROPERTY	ASKING PRICE	LAND SIZE	SERVICING	COMMENTS	CONTACT
450888 Hwy 2, Foothills  MLS#C4267564	\$5,800,000	57.98 Acres		<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 Agent View

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1025 Centre St E, High River  MLS#A2076907	\$299,000	862 sq. meters		<ul style="list-style-type: none">• Vacant land in prime location on Centre Street in High River• Zoned CBD allows a wide range of commercial/retail uses• Located on a major street surrounded by successful retail businesses	Barry Harvey Agent View

RETAIL SPACE FOR SALE

PROPERTY	SIZE	ASKING PRICE	PROPERTY TAXES	COMMENTS	CONTACT
122 Morrison Rd, Longview  MLS#A2121445	Main: 1,260 sq. ft.	\$750,000	\$5,794 (2023)	<ul style="list-style-type: none">• Mixed use free standing commercial building on main thoroughfare in Village of Longview• Retail on main, full basement & 2 bedroom apartment on upper level• Well maintained unique property, great curb appeal, located on Historic Cowboy Trail• In-floor heating on all 3 levels, 3 metal doors, Security System	Barry Harvey Agent View

For further information, please contact:

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