

December 2024 Industrial Properties







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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
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 Or 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 	Julie Stefan Brochure Virtual Tour
220 – 40 Ave NE  	Total Size: 6,465 sf Office Main: 1,500 sf Office 2 nd 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 Trail and Deerfoot Trail Please call listing realtor John Hamilton for details 	Julie Stefan John Hamilton (403-815-9041) Brochure
510 – 21 Street SE High River, AB  MLS#2165121	4,520 sq. ft. on 1.84 Acres	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 Agent View
#10, 314 Exploration Ave SE  MLS#A2136300	Total Size: 2,778 sf Office Main: 775sf Office Mezz: 775 sf Warehouse: 1,228 sf 	Sale	\$694,500		<ul style="list-style-type: none"> PRICE REDUCTION Conveniently located industrial bay with excellent access to Stoney & Glenmore Trails Separate entrance to the second floor Air exchange system in warehouse Furniture optional Please schedule all tours during business hours (9:00 - 3:00) 	Julie Stefan Brochure

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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 4,200 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

For further information, please contact:

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