

February 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
220 – 40 Avenue NE 	Total Size/Bay: 6,465 sf Warehouse: 3,765 sf Office/Showroom: 2,700 sf on 2 floors	Sale or Lease	\$1,300,000 \$12.00/sq. ft.		<ul style="list-style-type: none"> Great owner/user space located in Greenview Industrial Park Stand-alone property with office build-out over two floors Includes a kitchenette, several offices & reception area Approximately 1,500 SF main floor office area Building extensions on both sides of building, used for storage Includes rear fenced compound; Potential to acquire racking and a forklift Chip equipment in building is for sale Call listing realtor John Hamilton (403-815-9041) for details 	Julie Stefan Brochure
#129, 10985 – 38 St. NE 	Total Size: 1,760 sq. ft. Warehouse: 840 sq. ft.	Lease	\$6,000/month plus utilities		<ul style="list-style-type: none"> Industrial condo bay in Jacksonport development in NE Calgary Open area office/showroom, lunchroom and kitchen at the front of the bay with 840 SF warehouse at the rear Suitable for small light industrial or storage with office Flat rate of \$6,000 per month includes Op Costs and base rent, excluding utilities Parking at the front and rear of the building Zoned D-C 	Sam Patel Brochure
2160, 8800 Venture Ave SE 	Total Size/Bay: 3,600 sf Office/Showroom: 900 sf Warehouse: 1,800 sf Fenced Yard: 2,000 sf Assigned	Lease	\$12.00/sq. ft. Op Costs: \$5.75/sq. ft.		<ul style="list-style-type: none"> Ideal quasi-industrial/retail operation previously used as showroom Shell space mezzanine Property comes with a 2,000 SF fenced yard area Ideally situated off of Glenmore Trail and Stoney Trail Located in Shepard Industrial Park 	Julie Stefan Brochure
#10, 314 Exploration Ave SE 	1,900 sq. ft.		#14.00/sq. ft. Op Costs: Landlord covers		<ul style="list-style-type: none"> Conveniently located industrial bay with excellent access to Stoney & Glenmore Trails Separate entrance to the second floor Air exchange system in warehouse Tenant pays all utilities Furniture optional Tenant shares 400 SF +/- warehouse space 	Julie Stefan Brochure

INDUSTRIAL PROPERTY FOR LEASE/SALE

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Bay 6, 3700 – 19 S NE 	Bay 6 – 4,117 sq. ft.	Lease	\$15.00/sf Op Costs - \$4.98/sq. ft. (est 2023)		<ul style="list-style-type: none"> • End-cap bay offers large fenced yard, main floor showroom & warehouse • 2nd floor office space • Washrooms on both main & 2nd floor • 1 – 12' x 14' drive-in door • Property offers great visibility/exposure to 19th Street traffic • Easy access to McKnight Blvd, Deerfoot & Barlow Trails • Close to 32nd Ave retail corridor 	Julie Stefan Wing Tang Brochure
1171, 1185, 1193 8800 Venture Ave SE 	10,695 sq. ft.	Sale Or Lease	\$2,375,000 \$10.00/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 & Stoney Trail with direct access to 84th Street 	Julie Stefan Brochure

For further information, please contact:

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