

July 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
<p>#118, 10707 – 25 St NE</p>  <p>MLS#A2145151</p>	<p>Warehouse: 2,000 sq. ft.</p> <p>New</p>	Sublease	\$4,000/month		<ul style="list-style-type: none"> 2,000 SF with 1 loading dock, can be increased up to 2,500 SF at extra cost Suitable only for dry storage warehouse, as this is shared space Lease rate includes Base Rent and OP Cost; utilities extra Potential tenants must demonstrate strong financials to landlord Minimum 1 year lease - no month to month 	<p>Sam Patel</p> <p>Brochure</p> <p>Agent View</p>
<p>#10, 314 Exploration Ave SE</p>  <p>MLS#A2136300</p>	<p>Total Size: 2,778 sf</p> <p>Office Main: 775sf</p> <p>Office Mezz: 775 sf</p> <p>Warehouse: 1,228 sf</p>	Sale	\$722,280		<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 Furniture optional Please schedule all tours during business hours (9:00 - 3:00) 	<p>Julie Stefan</p> <p>Brochure</p>
<p>414 – 21 Street E, Foothills</p>  <p>MLS#A2097631</p>	<p>4,200 sq. ft. building on 1.4 Acres</p>	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 	<p>Barry Harvey</p> <p>Agent View</p>

For further information, please contact:

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