









INVESTMENT/DEVELOPMENT PROPERTY

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
<p><b>109 Fisher Street, Okotoks</b></p>  <p><b>MLS#A2116200</b></p>	4,105 sq. ft.	Sale	\$1,150,000	<ul style="list-style-type: none"> <li>Fully leased 4,105 SF office building in prime location on Fisher Street, Okotoks</li> <li>Three separate units with three strong tenants featuring a combination office/showroom/warehouse</li> <li>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</li> <li>Well maintained building with paved yard, good parking and chain link fence.</li> <li>Located in an established and thriving commercial/industrial area, this property makes for a secure investment</li> </ul>	<p><b>Barry Harvey</b></p> <p><a href="#">Brochure</a></p>
 <p><b>1903-1907 – 31 Street SW</b></p>	0.24 Acres	Sale	\$3,049,000	<ul style="list-style-type: none"> <li>Mixed-Use commercial/residential lot zoned MU-2 land with FAR of 5.0, H26 - maximum development of 53,925 SQF.</li> <li>Corner lot, with 120 feet of frontage and 90 feet of depth, totaling 10,785 SF.</li> <li>Faces 17th Ave SW with exposure to over 21,000 vehicles daily.</li> <li>Recent relocation of utility poles, eliminating any associated demolition costs.</li> <li>Approved Development Permit (DP) and available plans for a medical/retail building with flexibility for retail/residential development</li> </ul>	<b>Dean Cooper</b>
<p><b>18 Hole Golf Course</b></p>  <p><b>Rocky View County</b></p>	18 hole golf course & residential development on 315 +/- Acres	Sale	\$30,000,000	<ul style="list-style-type: none"> <li>Challenging 18 hole championship links style golf course located east of Stony Trail on Country Hills Boulevard</li> <li>The residential development Conceptual Scheme would include serviced residential lots in accordance with the guiding principles of the community</li> <li>The Conceptual Scheme Plan Area consists of approximately 315.26 acres of land which encompasses the golf course, irrigation canal, agricultural and country residential lands within and surrounding the golf course</li> </ul>	<p><b>Grace Yan</b></p> <p><a href="#">Brochure</a></p>
<p><b>650 – 1 Ave NE</b></p>  <p><b>MLS#A2113138</b></p>	6-Plex	Sale	\$1,075,000	<ul style="list-style-type: none"> <li>Great location in community of Bridgeland</li> <li>6 – one bedroom units</li> <li>6 stall parking</li> <li>Oversized double heated garage</li> </ul>	<p><b>Cheri Long</b></p> <p><a href="#">Brochure</a></p>
<p><b>1915 – 32 Avenue NE</b></p>  <p><b>Skyways Commercial Centre</b></p>	2,839 sq. ft.  2 <sup>nd</sup> Floor Office Condos Units # 14, 15, 16	Sale	Contact Agent	<ul style="list-style-type: none"> <li><b>Motivated Vendor</b></li> <li>Quality 2<sup>nd</sup> floor office condos; available immediately</li> <li>Clean/functional space with nice finishing &amp; plenty of natural light</li> <li>Rooms: 7 window, 1 interior, 1 boardroom, 1 storage room, 1 reception stn/room, 1 open work area, 2 kitchens</li> <li>Building fronts onto high exposure 32<sup>nd</sup> Ave NE commercial-retail corridor</li> <li>Easy access to Deerfoot Tr, Barlow Tr and McKnight Blvd</li> </ul>	<p><b>Wing Tang</b></p> <p><a href="#">Brochure</a></p>

INVESTMENT/DEVELOPMENT PROPERTY

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
 <b>8 Industrial Place, Canmore</b> MLS#A2075843	6,000 sq. ft. structure on .75 acres	Sale	\$4,999,000	<ul style="list-style-type: none"> <li>.75 acres on the valley floor located in Canmore, AB next to CP railway line</li> <li>6,000 SF metal structure with mezzanine space and poured concrete floor</li> <li>Access to property from two different paved roads</li> <li>Property located in the Town of Canmore Transition Industrial District (TID) with the opportunity for multiple types of re-development</li> <li>Vendor Lease Back (optional)</li> </ul>	Alex Bauer <a href="#">Brochure</a>
 <b>Terreno Lands</b> Near Barra de Navidad, Mexico	15 Acres +/-	Sale	\$2,275,000 Ca	<ul style="list-style-type: none"> <li>15 acres +/- Pacific Ocean beach front Re-development land</li> <li>Close to Isla Navidad Resort &amp; Golf Course, marina and condo villa dev.</li> <li>The property would make a fantastic family compound</li> <li>Previous Development Permit and Building Permit in place in 2010 that can be re-instated by the Buyer</li> <li>20 minutes north of Manzanillo International Airport</li> </ul>	Cheri Long <a href="#">Brochure</a>
 <b>41070 Cook Road</b> MD of Rocky View	7 Bays Total Size: 19,710 sq. ft. +/- Per Bay: 2,850 sq. ft. Main: 2,250 sq. ft. Mezzanine: * 660 sq. ft. *(6 bays only)	Sale	\$3,500,000	<ul style="list-style-type: none"> <li>Energy efficient building with in-floor heating, steel frame structure</li> <li>22' clear ceiling; 14' x 16' Drive in door per bay</li> <li>Located just off Big Hill Springs Road (Hwy 567), less than 10 minutes to Cochrane with Gas Station and other amenities nearby.</li> <li>7% RETURN</li> <li>Guaranteed rent for 24 monthsTour premises with accepted offer</li> </ul>	Julie Stefan <a href="#">Brochure</a>

For further information, please contact:

Alex Bauer	Aliya Lalji	Barry Harvey	Brian Romanow	Chad Morgan
Associate	Associate	Associate	Associate	Associate Broker/Owner
Commercial Division	Commercial Division	Commercial Division	Commercial Division	Commercial Division
Direct: (403) 688-1407	Direct: (403) 617-3498	Direct (403) 807-7839	Direct: (403) 710-5628	Direct: (403) 464-6765
<a href="mailto:alex@alexsellscanmore.ca">alex@alexsellscanmore.ca</a>	<a href="mailto:aliya@royallepage.ca">aliya@royallepage.ca</a>	<a href="mailto:barrywharvey@yahoo.com">barrywharvey@yahoo.com</a>	<a href="mailto:brian@romanow.ca">brian@romanow.ca</a>	<a href="mailto:chadmorgan@royallepage.ca">chadmorgan@royallepage.ca</a>

Cheri Long	Dean Cooper	Grace Yan	Julie Stefan	Pranshu Dixit
Associate Broker	Associate	Associate	Associate	Associate
Commercial Division	Commercial Division	Commercial Division	Commercial Division	Commercial Division
Direct (403) 860-9419	Direct: (403) 918-8407	Direct: (403) 660-6778	Direct: (403) 804-1399	Direct: (403) 408-6364
<a href="mailto:clong@royallepagecommercial.com">clong@royallepagecommercial.com</a>	<a href="mailto:dean@mountainliving.ca">dean@mountainliving.ca</a>	<a href="mailto:grace@topglobalrealestate.com">grace@topglobalrealestate.com</a>	<a href="mailto:jstefan@royallepage.ca">jstefan@royallepage.ca</a>	<a href="mailto:pranshu@royallepage.ca">pranshu@royallepage.ca</a>

Sam Patel	Taeju Lee	Wing Tang
Associate	Associate	Associate
Commercial Division	Commercial Division	Commercial Division
Direct: (403) 975-8233	Direct: (587) 436-6737	Direct: (403) 605-1199
<a href="mailto:sampatel@royallepage.ca">sampatel@royallepage.ca</a>	<a href="mailto:tlee@royallepage.ca">tlee@royallepage.ca</a>	<a href="mailto:wtang@royallepagecommercial.com">wtang@royallepagecommercial.com</a>