

February 2024 Investment Properties


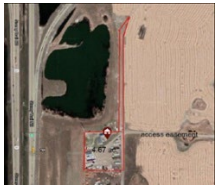



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Royal LePage Solutions – Commercial Division

#205, 264 Midpark Way SE

Calgary, AB T2X 1J6

INVESTMENT/DEVELOPMENT PROPERTY

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
 <p>18 Hole Golf Course Rocky View County</p>	18 hole golf course & residential development on 315 +/- Acres	Sale	\$30,000,000	<ul style="list-style-type: none"> Challenging 18 hole championship links style golf course located east of Stony Trail on Country Hills Boulevard The residential development Conceptual Scheme would include serviced residential lots in accordance with the guiding principles of the community 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 	<p>Grace Yan Brochure</p>
 <p>10717R – 84 Street NE MLS#A2097199</p>	4.67 Acres c/w 1,340 sq. ft. Bi-level	Sale	\$1,900,000	<ul style="list-style-type: none"> 4.67 acre acreage located within the City of Calgary on the eastern boundary of the city Easy access to County Hills Blvd and Stoney Trail Cell tower located on property but has been paid out to the previous owner The property consists of one residence and a work shop with a gravel floor Rib structure will be removed In addition, there is fencing and a large gravel storage area used for commercial vehicle storage 	<p>Cheri Long Brochure</p>
 <p>1915 – 32 Avenue NE Skyways Commercial Centre</p>	2,839 sq. ft. 2 nd Floor Office Condos Units # 14, 15, 16	Sale	Contact Agent	<ul style="list-style-type: none"> Motivated Vendor Quality 2nd floor office condos; available immediately Clean/functional space with nice finishing & plenty of natural light Rooms: 7 window, 1 interior, 1 boardroom, 1 storage room, 1 reception stn/room, 1 open work area, 2 kitchens Building fronts onto high exposure 32nd Ave NE commercial-retail corridor Easy access to Deerfoot Tr, Barlow Tr and McKnight Blvd 	<p>Wing Tang Brochure</p>
 <p>8 Industrial Place, Canmore MLS#A2075843</p>	6,000 sq. ft. structure on .75 acres	Sale	\$4,999,000	<ul style="list-style-type: none"> .75 acres on the valley floor located in Canmore, AB next to CP railway line 6,000 SF metal structure with mezzanine space and poured concrete floor Access to property from two different paved roads Property located in the Town of Canmore Transition Industrial District (TID) with the opportunity for multiple types of re-development Vendor Lease Back (optional) 	<p>Alex Bauer Brochure</p>
 <p>Terreno Lands Near Barra de Navidad, Mexico</p>	15 Acres +/-	Sale	\$2,275,000 Ca	<ul style="list-style-type: none"> 15 acres +/- Pacific Ocean beach front Re-development land Close to Isla Navidad Resort & Golf Course, marina and condo villa dev. The property would make a fantastic family compound Previous Development Permit and Building Permit in place in 2010 that can be re-instated by the Buyer 20 minutes north of Manzanillo International Airport 	<p>Cheri Long Brochure</p>

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41070 Cook Road  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"> Energy efficient building with in-floor heating, steel frame structure 22' clear ceiling; 14' x 16' Drive in door per bay Located just off Big Hill Springs Road (Hwy 567), less than 10 minutes to Cochrane with Gas Station and other amenities nearby. 7% RETURN Guaranteed rent for 24 monthsTour premises with accepted offer 	Julie Stefan Brochure

For further information, please contact:

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