

May 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>450163 – 82 Street E, Foothills MLS#1020082</p>	12,000 sq. ft. building On 2.14 Acres	Sale	\$2,100,000	<ul style="list-style-type: none"> Fully leased 12,000 sq. ft. steel frame shop on 2.16 acres Clear span steel structure building - 150' X 80' with 20+ ft ceiling; 6 - 14' X 14' overhead doors Yard is fully gravelled with security chain link fence and yard light Main floor 760 sq. ft. office, 830 sq. ft. mezzanine office No business taxes and low property taxes Located north of Cargill Foods with good access onto Hwy #2 Owner may consider VTB financing 	<p>Barry Harvey</p> <p>Agent View</p>
 <p>109 Fisher Street, Okotoks MLS#A2116200</p>	4,105 sq. ft.	Sale	\$1,150,000	<ul style="list-style-type: none"> Fully leased 4,105 SF office building in prime location on Fisher Street, Okotoks Three separate units with three strong tenants featuring a combination office/showroom/warehouse 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 Well maintained building with paved yard, good parking and chain link fence. Located in an established and thriving commercial/industrial area, this property makes for a secure investment 	<p>Barry Harvey</p> <p>Brochure</p>
 <p>1903-1907 – 31 Street SW</p>	0.24 Acres	Sale	\$3,049,000	<ul style="list-style-type: none"> Mixed-Use commercial/residential lot zoned MU-2 land with FAR of 5.0, H26 - maximum development of 53,925 SQF. Corner lot, with 120 feet of frontage and 90 feet of depth, totaling 10,785 SF. Faces 17th Ave SW with exposure to over 21,000 vehicles daily. Recent relocation of utility poles, eliminating any associated demolition costs. Approved Development Permit (DP) and available plans for a medical/retail building with flexibility for retail/residential development 	<p>Dean Cooper</p>
 <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</p> <p>Brochure</p>

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1915 – 32 Avenue NE  Skyways Commercial Centre	2,839 sq. ft. 2 nd Floor Office Condos Units # 1 - 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 	Wing Tang Brochure
8 Industrial Place, Canmore  MLS#A2075843	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) 	Alex Bauer Brochure
Terreno Lands  Near Barra de Navidad, Mexico	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 	Cheri Long Brochure
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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