

# November 2023 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
<b>1915 – 32 Avenue NE</b>  <b>Skyways Commercial Centre</b>	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>	<b>Wing Tang</b>  <a href="#">Brochure</a>
<b>8 Industrial Place, Canmore</b>  <b>MLS#A2075843</b>	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>	<b>Alex Bauer</b>  <a href="#">Brochure</a>
<b>Terreno Lands</b>  <b>Near Barra de Navidad, Mexico</b>	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>	<b>Cheri Long</b>  <a href="#">Brochure</a>
<b>41070 Cook Road</b>  <b>MD of Rocky View</b>	<b>7 Bays</b> <b>Total Size: 19,710 sq. ft.</b> +/- <b>Per Bay: 2,850 sq. ft.</b> 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>	<b>Julie Stefan</b>  <a href="#">Brochure</a>

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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@alexscansmore.ca">alex@alexscansmore.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:chadmorgan@royallepage.ca">chadmorgan@royallepage.ca</a>	<a href="mailto:chadmorgan@royallepage.ca">chadmorgan@royallepage.ca</a>

Cheri Long	Dean Cooper	Julie Stefan	Sam Patel
Associate Broker	Associate	Associate	Associate
Commercial Division	Commercial Division	Commercial Division	Commercial Division
Direct (403) 860-9419	Direct: (403) 918-8407	Direct: (403) 804-1399	Direct: (403) 975-8233
<a href="mailto:clong@royallepagecommercial.com">clong@royallepagecommercial.com</a>	<a href="mailto:dean@mountainliving.ca">dean@mountainliving.ca</a>	<a href="mailto:jstefan@royallepage.ca">jstefan@royallepage.ca</a>	<a href="mailto:sampatel@royallepage.ca">sampatel@royallepage.ca</a>

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