





October 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
96186 – 434 Ave E, Aldersyde  MLS#A2125330	20,000 sq. ft. building On 13.43 Acres	Sale	\$3,700,000	<ul style="list-style-type: none"> 13.43 ACRE commercial property with a 20,000 sq. ft. fully leased industrial building Located 20 minutes south of Calgary on #2 Highway Excellent highway visibility with 350 metres of Hwy frontage. Potential to further develop and build on subject to Foothills County approvals Zoning allows for many discretionary usages including general contractor, light industry, light manufacturing, warehouse sales and more Great opportunity to further develop this property with current cash flow 	Barry Harvey Agent View
450163 – 82 Street E, Foothills  MLS#A1020082	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 	Barry Harvey Agent View
1903-1907 – 31 Street SW 	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 	Dean Cooper
18 Hole Golf Course  Rocky View County	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 	Grace Yan Brochure

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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 months Tour premises with accepted offer 	Julie Stefan Brochure

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