








Julie Stefan Listings

www.royallepagecommercial.com

Royal LePage Solutions – Commercial Division
#205, 264 Midpark Way SE
Calgary, AB T2X 1J6

INDUSTRIAL PROPERTY FOR LEASE/SALE


PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	PRICE/ UNIT	COMMENTS	CONTACT
Bay 6, 3610 – 29 Street NE 	Total Size: 2,010 sf Warehouse: 1,196 sf Office: 407 sf Mezzanine: 407 sf	Lease	\$3,500/mth Includes Rent, Op Costs, Utilities		<ul style="list-style-type: none"> Office/Warehouse Located in Horizon Business Park Reception, office, 2 washroom and warehouse 2 parking stalls Close proximity to Barlow Trail, 32 Avenue and McKnight Blvd 	Julie Stefan Brochure
Bays 9, 10, 11 3610 – 29 Street NE 	Total Size: 8,244 sf Warehouse: 3,261 sf Office: 1,970 sf Mezz Office: 985 sf Mezz Storage: 2,028 sf	Sale	\$1,495,000 (\$181/sf)		<ul style="list-style-type: none"> Concrete block building located in Horizon Business Park Well maintained 3 bay office/warehouse built in 1981 New roof, 21' ceilings, 6 assigned parking stalls Located 1.5 blocks north of 32 Avenue with quick access to Barlow Trail, McKnight Blvd and 32 Avenue NE Bays may be purchased separately Available July 1, 2025 	Julie Stefan Brochure
Bay 76, 4807 – 32 Street SE  MLS#A2198276	Total Size: 1,565 sf Warehouse: 1,235 sf Office: 330 sf 	Sale	\$461,675 (\$295/sf)		<ul style="list-style-type: none"> End Cap, located in Golden Triangle 2 offices and handicap accessible washroom Two parking stalls - one assigned, one scramble Located between Peigan Trail and 50th Avenue SE, north of the CN tracks with quick access to Barlow, Peigan, Deerfoot and Stoney Trails 	Julie Stefan Brochure
#46, 314 Exploration Ave SE  MLS#A2200574	Size: 2,640 sf Yard: 6,720 sf 	Sale	\$895,000		<ul style="list-style-type: none"> Located in Shepard Industrial Park Conveniently located end cap industrial bay with excellent access to Stoney & Glenmore Trails Additional covered storage trailer , 53' x 8' at rear of yard Air compressor, Explornet internet and cameras can stay 	Julie Stefan Brochure
1177, 1185, 1193, 8800 Venture Ave SE  MLS#2180251	Total Size: 11,370 sf Main Level: 8,339 sf Mezz Office: 3,031 sf	Sale Or Lease	\$2,797,000 \$14.00/sq. ft. Taxes: \$45,160.98 Op Costs: \$7.00/sq. ft.		<ul style="list-style-type: none"> Includes 6,000 SF fenced yard End unit with gated yard for additional storage Radiant tube heaters in shop bays with makeup air system Excellent access to Glenmore Trail and Stoney Trail with direct access to 84th 	Julie Stefan Brochure Virtual Tour

Julie Stefan Listings




www.royallepagecommercial.com

Royal LePage Solutions – Commercial Division
#205, 264 Midpark Way SE
Calgary, AB T2X 1J6


INDUSTRIAL PROPERTY FOR LEASE/SALE

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	PRICE/ UNIT	COMMENTS	CONTACT
220 – 40 Ave NE 	Total Size: 6,465 sf Office Main: 1,500 sf Office 2 nd Floor: 1,200 sf Warehouse: 3,765 sf	Sale	\$1,900,000		<ul style="list-style-type: none"> Great owner/user stand alone building in Greenview Office build-out over two floors with kitchenette, private offices and reception Building extensions on both sides, currently used for storage Includes rear fenced compound, potential to acquire racking and a forklift; chip equipment in building is for sale Close proximity to McKnight Blvd, Edmonton Trail and Deerfoot Trail Please call listing realtor John Hamilton for details 	Julie Stefan John Hamilton (403-815-9041) Brochure

LAND FOR SALE

PROPERTY	ASKING PRICE	LAND SIZE	SERVICING	COMMENTS	CONTACT
259 Mayland Place NE  MLS#A2136297	\$1,090,000	.75 Acres	Contact Agent	<ul style="list-style-type: none"> .75 Acre development site ideal for owner/user Build-to-Suit up to 20,000 SF building Excellent access to Barlow Trail, Deerfoot Trail, Memorial Drive and Highway 1 Minutes away from shopping centres, major big box retailers and restaurants Bus stop adjacent to the building with the Barlow LRT just 3 minutes away Site has over \$100,000 in site improvements 	Julie Stefan Brochure
11124 – 15 Street NE  MLS#A2084759	\$3,900,000 	3.49 Acres	To property line	<ul style="list-style-type: none"> 3.49 Acres development land Located along the west side of Deerfoot Trail, just south of Country Hills Blvd Excellent exposure with 646 feet of Deerfoot Trail Frontage Services to property line Zoned S-FUD Property taxes \$13,275.04 (2023) 	Julie Stefan Brochure

INVESTMENT/DEVELOPMENT PROPERTY



PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
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

Julie Stefan Listings


www.royallepagecommercial.com

Royal LePage Solutions – Commercial Division
#205, 264 Midpark Way SE
Calgary, AB T2X 1J6

OFFICE SPACE FOR LEASE

PROPERTY	FLOOR / UNIT	UNIT SIZE	NET LEASE RATE PSF	OPERATING COSTS PSF	COMMENTS	CONTACT
Bay 8, 3620 – 29 Street NE  MLS#A2197736		675 sf	\$1,850/mth Gross Includes utilities		<ul style="list-style-type: none">Industrial office/showroom spaceLocated in Horizon Business Park2 parking stalls	Julie Stefan Brochure

RETAIL SPACE FOR SALE

PROPERTY	SIZE	ASKING PRICE	PROPERTY TAXES	COMMENTS	CONTACT
#220, 225, 230, 235 180 Legacy Main St. SE  MLS#2186489	5,387 sq. ft.	\$2,835,000	\$75,252 (2024) Op Costs: \$22.84/sq. ft.	<ul style="list-style-type: none">PRICE REDUCTIONJudicial Sale of PropertyComprised of 4 retail units with a total area of 5,387 SFThe retail centre is located in the community of LegacySurrounded by residential condos, townhouses & single family homesThe retail centre has 36 retail units in five buildings,Zoning at the centre allows for a broad mix of commercial uses, with retail being the highest and best use	Julie Stefan Brochure

For further information, please contact:

Julie Stefan

Associate

Commercial Division

Direct: (403) 804-1399

jstefan@royallepage.ca