



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 Avenue NE 	Total Size/Bay: 6,465 sf Warehouse: 3,765 sf Office/Showroom: 2,700 sf on 2 floors	Sale or Lease	\$1,300,000 \$12.00/sq. ft.		<ul style="list-style-type: none"> • Great owner/user space located in Greenview Industrial Park • Stand-alone property with office build-out over two floors that includes a kitchenette, several private offices & reception area • Approximately 1,500 SF main floor office area • Building extensions on both sides of building, used for storage • Includes rear fenced compound • Potential to acquire racking and a forklift • Chip equipment in building is for sale • Call listing realtor John Hamilton (403-815-9041) for details 	Julie Stefan Brochure

RETAIL SPACE FOR LEASE

PROPERTY	FLOOR / UNIT	UNIT SIZE	NET LEASE RATE PSF	OPERATING COSTS PSF	COMMENTS	CONTACT
6311 Bowness Road NW  MLS#2020696	Main - Retail	1,317 sq. ft.	\$30.00/sq. ft.	\$15.00/sf (est)	<ul style="list-style-type: none"> • New commercial development located along Bowness Road NW • 1 – 1,317 sq. ft. retail bas available on main floor • Separately metered • NO. 1 bus stop • Digital sign option • First Right of Refusal if/when condominiumized 	Julie Stefan Brochure

RETAIL SPACE FOR SALE

PROPERTY	SIZE	ASKING PRICE	PROPERTY TAXES	COMMENTS	CONTACT
Bay 101, 3131 – 27 Street NE  MLS#A2072484	986 sq. ft.	\$499,900	\$7,589.37 Condo Fees: \$240/month	<ul style="list-style-type: none"> • Currently leased to a hair salon • Lease is negotiable • Newer building just off 32 Avenue NE • New businesses welcome • Ample parking • Please call John Hamilton for further details - 403 815-9041 	Julie Stefan Brochure hamilton.calgary49@gmail.com

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INVESTMENT PROPERTY FOR SALE

PROPERTY	SIZE	SALE	TOTAL ASKING PRICE	COMMENTS	CONTACT
41070 Cook Road 	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

LAND FOR SALE/LEASE

PROPERTY	ASKING PRICE	LAND SIZE	SERVICING	COMMENTS	CONTACT
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

For further information, please contact:

Julie Stefan

Associate

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