





PROPERTY	SIZE	SALE/LEASE	ASKING PRICE	COMMENTS	CONTACT
<i>Industrial Property for Lease/Sale</i>					
1177, 1185, 1193, 8800 Venture Ave SE  MLS#2180251	Total Size: 13,370 sf Main Level: 8,339 sf Mezz Office: 3,031 sf	LEASED Remains for Sale	\$2,740,200 Taxes: \$48,896 (2025) Op Costs: \$7.00/sf	<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 Street 	Julie Stefan Jon Hamilton (403-815-9041) Virtual Tour 
220 - 40 Ave NE 	Total Size: 6,465 sf Office Main: 1,500 sf Office 2nd 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 & Deerfoot Trails Please call listing realtor John Hamilton for details 	Julie Stefan Jon Hamilton (403-815-9041) 

For further information, please contact:

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PROPERTY	SIZE	SALE/LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
<i>Land for Sale</i>					
259 Mayland Place NE  MLS#A2136297	.75 Acres	SALE	\$1,090,000	<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 

SOLD

PROPERTY	SIZE	SALE/LEASE	ASKING PRICE	COMMENTS	CONTACT
<i>Investment/Development Property</i>					
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. Mezz: * 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 Sta-tion and other amenities nearby. 7% RETURN Guaranteed rent for 24 months Tour premises with accepted offer 	Julie Stefan 

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