



Royal LePage® Solutions

www.royallepagesolutions.com/commercial











Commercial Listings









March 2025

TABLE OF CONTENTS










Industrial For Sale / Lease	3
Investment For Sale / Lease	5
Land For Sale / Lease	7
Office For Sale / Lease	9
Retail For Sale / Lease	10
Businesses For Sale / Lease	11











Industrial	Investment	Land	Office	Retail	Businesses	Our Associates
PROPERTY	SIZE	SALE/LEASE	ASKING PRICE	COMMENTS		CONTACT
39 Skyline Crescent NE  MLS#A219777	Total Size: 6,714 sq. ft. Main: 4,316 sq. ft. Upper: 2,398 sq. ft.	SALE	\$1,550,000 Taxes: \$22,212 (2024)	<ul style="list-style-type: none"> Great light industrial stand-alone building in Skyline Industrial Warehouse area with office area and upper mezz fully developed with offices Card lock system and surveillance Tenant in place for 18 month – 2 years @ \$14.00/sq. ft., pays all op costs for the building 		Cheri Long 
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"> 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 
Bays 9, 10, 11 3610 – 29 Street NE  MLS#	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 
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 
Bay 46, 314 Exploration Ave SE 	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 & Glen-more Trails Additional covered storage trailer, 53' x 8' at rear of yard Air compressor, Explornet internet and cameras can stay 		Julie Stefan 











Industrial	Investment	Land	Office	Retail	Businesses	Our Associates
PROPERTY	SIZE	SALE/LEASE	ASKING PRICE	COMMENTS		CONTACT
<p>1177, 1185, 1193, 8800 Venture Ave SE</p>  <p>MLS#2180251</p>	<p>Total Size: 13,370 sf Main Level: 8,339 sf Mezz Office: 3,031 sf</p>	<p>SALE/LEASE</p>	<p>\$2,797,000 \$14.00/sq. ft.</p> <p>Taxes: \$45,160.98 Op Costs: \$7.00/sq. ft.</p>	<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 		<p>Julie Stefan</p>  <p>Virtual Tour</p>
<p>220 - 40 Ave NE</p> 	<p>Total Size: 6,465 sf Office Main: 1,500 sf Office 2nd Floor: 1,200 sf Warehouse: 3,765 sf</p>	<p>SALE</p>	<p>\$1,900,000</p>	<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 		<p>Julie Stefan</p> 
<p>510 - 21 St SE, High River</p>  <p>MLS#2165121</p>	<p>4,520 sq. ft. on 1.84 Acres</p>	<p>LEASE</p>	<p>\$14.60/sq. ft.</p>	<ul style="list-style-type: none"> 4,520 sq. ft. three bay shop with 4 offices Located in High River Industrial Park Paved front parking with chain link security fenced yard Two contiguous open bays with floor drain and one demised wash bay, each 50 ft long Four offices with reception, and three washrooms plus storage area Available January 1,2025. 		<p>Barry Harvey</p> 
<p>414 - 21 Street E, Foothills</p>  <p>MLS#A2097631</p>	<p>4,200 sq. ft. building on 1.4 Acres</p>	<p>SALE</p>	<p>\$1,200,000</p>	<ul style="list-style-type: none"> 1.4 ACRES with a 4,200 sq. ft. Steel Structure building 6 - 14 ft Overhead doors allow trucks to drive through 3 bays each 60 ft deep, originally used as a truck and car wash Ideal site for a potential second building, subdivision of a second lot (subject to town of High River approval) Gravel packed rear yard; security fenced with good highway access 		<p>Barry Harvey</p> 











LEASED








Industrial	Investment	Land	Office	Retail	Businesses	Our Associates
PROPERTY	SIZE	SALE	TOTAL ASKING PRICE	COMMENTS		CONTACT
<p>10303/15/21/27 – 99 Avenue</p>  <p>Fort Saskatchewan, AB</p>	6,425 sq. ft	SALE	\$1,475,000	<ul style="list-style-type: none"> Retail investment property in the growing city of Fort Sask Includes 2 well maintained buildings with combined area of 6,425 SF on 0.38 acre lot Fully leased to 5 long standing tenants The property features a prominent tenant, 7-Eleven, adding exceptional draw and visi-bility Financial details available upon request AND signed Confidentiality Agreement in place 		<p>Rohit Brar</p> 
<p>4806 – 51 Avenue</p>  <p>Red Deer, AB</p>	8,675 sq. ft.	SALE	\$1,350,000	<ul style="list-style-type: none"> Turnkey investment in the heart of Red Deer’s vibrant downtown core Well maintained office building located on Hwy 2A 100% leased with true NNN leases; tenants cover all operating costs Largest tenant has been in place for over 20 years Recent upgrades include 4 new HVAC systems and new LED lighting with electrical work , completed in 2022 		<p>Rohit Brar</p> 
<p>96186 – 434 Ave E, Aldersyde</p>  <p>MLS#A2125330</p>	20,000 sq. ft. building on 13.43 Acres	SALE	\$3,700,000	<ul style="list-style-type: none"> 13.43 acres with 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 & build on with Foothills County approvals Zoning allows for many discretionary usages Great opportunity to further develop this property with current cash flow 		<p>Barry Harvey</p> 
<p>450163 – 82 Street E, Foothills</p>  <p>MLS#A1020082</p>	12,000 sq. ft. building on 2.16 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 fully gravelled with security chain link fence & 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 		<p>Barry Harvey</p> 
<p>1903-1907 – 31 Street SW</p> 	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 ft frontage & 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 demolition costs. Approved Development Permit (DP) and available plans for a medical/retail building with flexibility for retail/residential 		<p>Dean Cooper</p>









Industrial	Investment	Land	Office	Retail	Businesses	Our Associates
PROPERTY	SIZE	SALE	TOTAL ASKING PRICE	COMMENTS	CONTACT	
<p>18 Hole Golf Course</p>  <p>Rocky View County</p>	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 golf course, irrigation canal, agricultural & country residential lands within and surrounding the golf course 	Grace Yan	
<p>Terrino Lands</p>  <p>Near Barra de Navidad, Mexico</p>	15 Acres+/-	SALE	\$2,275,000	<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	
<p>41070 Cook Road</p>  <p>MD of Rocky View</p>	<p>7 Bays</p> <p>Total Size: 19,710 sq. ft.</p> <p>Per Bay: 2,850 sq. ft.</p> <p>Main: 2,250 sq. ft.</p> <p>Mezz: * 660 sq. ft.</p> <p>*(6 bays only)</p>	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	
<p>63 Skyline Crescent NE</p>  <p>MLS#A2186809</p>	12,681 sq. ft.	SALE	\$1,795,000	<ul style="list-style-type: none"> Gross measurement 12,681 sq. ft. Investment opportunity suitable for owner/user Currently leased at \$149,744/year, until May 31, 2026 (TBV) Taxes \$36,946 (2024) 	Cheri Long	

c/s











Industrial	Investment	Land	Office	Retail	Businesses	Our Associates
PROPERTY	SIZE	SALE	TOTAL ASKING PRICE	COMMENTS	CONTACT	
<p>338 Ave E & 32 St E, Okotoks</p>  <p>MLS#A2186959</p>	132.34 Acres	SALE	\$16,000,000	<ul style="list-style-type: none"> 132+/- Acres located NE of the Wedderburn Community. Future Mixed Use development lands at the northwest corner of intersection 32 Street E & 338 Avenue E Annexed in 2017— Medium Term Development (5-10 yrs) Municipal utility infrastructure is located to the south Primarily Residential, targeting a density of 10 units/gross acre & mixture of Commercial/Mixed use in the SE corner Nearly level topography with no significant drainage issues 	Barry Harvey	
<p>11333 – 84 Street NE</p>  <p>MLS#A2186620</p>	3.53 Acres	SALE	\$2,000,000	<ul style="list-style-type: none"> 3.53 Acres industrial land located in Shepard Industrial Park Partially fenced Flat, fully graveled with excellent drainage Zoned S-Fud Taxes: \$26,390.64 (2024) Great access to Stoney Trail, Glenmore Trail and 114 Avenue SE 	Cheri Long	
<p>139 Northgate Drive, Okotoks</p>  <p>MLS#A2174105</p>	17.84 Acres	SALE	\$3,000,000	<ul style="list-style-type: none"> Prime investment opportunity with ASP in place 17.84 acres development land located on north end of Town of Okotoks neighboring new development at D'Arcy Ranch, GM and Honda dealerships ¼ mile west of Okotoks GM dealership/SAVE Vet Clinic Stunning mountain views with 2,013 sq. ft. fully developed 3 bedroom bungalow, currently rented 	Barry Harvey	
<p>259 Mayland Place NE</p>  <p>MLS#A2136297</p>	.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	
<p>450888 Hwy 2, Foothills</p>  <p>MLS#C4267564</p>	57.98 Acres	SALE	\$5,800,000	<ul style="list-style-type: none"> 57.98 acres industrial land zoned General Industrial; wide range on industrial uses 2600 + ft frontage on Highway # 2A located in the Foothills County High profile parcel on 2A corridor with daily average traffic count of +/-8,553 Located between Okotoks and High River with growing population base and large work force Close proximity to major transportation routes Hwy 2, & 2A, with potential rail service from CPR line adjacent to site 	Barry Harvey	

Industrial	Investment	Land	Office	Retail	Businesses	Our Associates
PROPERTY	SIZE	SALE	TOTAL ASKING PRICE	COMMENTS		CONTACT
<p>13433 – 15 St NE</p>  <p>MLS#A2146048</p>	3.14 Acres	SALE	\$1,334,500	<ul style="list-style-type: none"> Great long-term holding property 3.14 Acres located west of Deerfoot Trail with excellent exposure to Stoney Trail Located in the Revised Stoney Industrial Area Structure Plan Zoned S-FUD 2 Lot has been staked, cleaned out Taxes: \$4,327.53 (2023) 		Cheri Long 
<p>5111 12 Highway W, Coronation</p>  <p>MLS#A2090616</p>	4.7Acres	LEASE	\$348,888	<ul style="list-style-type: none"> Undeveloped commercial land along Hwy 12 West within the Town of Coronation Zoned HWY-C with excellent exposure along Hwy 1 & Hwy 872 Approximately 2 hours to Red Deer Discretionary uses could be a car wash, hotel/motel, automotive repair services, auto body shop, restaurant and self-storage- facility 		Cheri Long 
<p>Plan 1610352 Blk 1 Lot 3, Rocky View</p>  <p>MLS#A2146029</p>	50.85 Acres	SALE	\$1,271,250	<ul style="list-style-type: none"> Lot 3 - 50.85 acre parcel for sale Lot 1 (50.83 acres) and Lot 2 (50.85 acres) are also available Located in County of Rocky View just south of Big Hill Springs Road west of Airdrie, and south on Symons Valley Road. Lots are on the west side of the road. West facing with great access to both Calgary and Airdrie Paved road access Zoned AG, suitable for small hobby farm 		Cheri Long 
<p>11124 – 15 Street NE</p>  <p>MLS#A2084759</p>	3.49 Acres	SALE	\$3,900,000	<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 
<p>Terreno Lands</p>  <p>Near Barra de Navidad, Mexico</p>	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 

Industrial	Investment	Land	Office	Retail	Businesses	Our Associates
PROPERTY	SIZE	SALE/LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT	
<p>51 Sunpark Drive SE</p>  <p>MLS#A2123138</p>	<p>Unit 105 1,947.9 sq. ft.</p> <p>Unit 205 2,128 sq. ft.</p>	<p>LEASE</p>	<p>\$16.00/sf escalating</p> <p>Op Costs: \$17.11/sf Includes CAM, taxes, utilities</p>	<ul style="list-style-type: none"> • Sunpark Business Park • Second floor space with elevator access; secured floor access • Underground reserved parking @\$125/mth; 2 assigned surface stalls/unit; ample visitor parking • Located in Sundance Business Park, the building is on a transit route with restaurants within walking distance • Easy access to Macleod Trail and Stoney Trail 	<p>Cheri Long</p> 	
<p>208, 2915 – 19 Street NE</p>  <p>MLS#A2179649</p>	<p>Unit 208: 1,661 sq. ft.</p>	<p>LEASE</p>	<p>\$5.00/sq. ft.</p> <p>Op Costs: \$10.071/sf</p>	<ul style="list-style-type: none"> • Great 2nd floor walk-up unit available • Possibility for larger unit by adding unit 207 • Reception, 4 offices, large open area, storage room • On-site parking; possible to get 4 assigned stalls with unit 208; ample visitor parking • Available February 1, 2025 • Close to transit & restaurants; access to Barlow/Deerfoot Trails & 32 Ave NE 	<p>Cheri Long</p> 	
<p>#109, 264 Midpark Way SE</p>  <p>MLS #A2190977</p>	<p>3,918 sq. ft.</p>	<p>SALE</p>	<p>\$1,500,000</p> <p>\$27,814.24 (2023) Condo Fees: \$2,116.69/mth</p>	<ul style="list-style-type: none"> • Comprised of 7 offices, boardroom, reception, storage room, server room, men's & women's washrooms & shower • 54 parking stalls, undesignated and unassigned; 2 disabled, 1 loading • Self-managed complex • Vacant 	<p>Cheri Long</p> 	

Industrial	Investment	Land	Office	Retail	Businesses	Our Associates
PROPERTY	SIZE	SALE/LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT	
#7, 4412 Manilla Road SE 	1,000 sq. ft.	LEASE	Market Op Costs \$7.00/sq. ft.	<ul style="list-style-type: none"> Property is located in the Manchester Industrial area The building exterior has new LED lights and illuminated signs Versatile layout that can easily be customized to suit the needs of different retail Landlord open to build-out options Quick access to Blackfoot, Macleod, Deerfoot and Glenmore Trails 	Rohit Brar	
7 Parkdale Cr NW 	2,238 sq. ft.	LEASE	\$20.00/sq. ft. Op Costs \$15.00/sq. ft. (TBV)	<ul style="list-style-type: none"> Retail/office space 2.5 year term with option to re-locate in the crescent Can be demised in half 2 washrooms Open area 	Cheri Long	
#220 - 235, 180 Legacy Main St. SE  <p>MLS#2186489</p>	5,387 sq. ft.	SALE	\$2,835,000 Taxes: \$75,252 (2024) Op Costs: \$22.84/sq. ft.	<ul style="list-style-type: none"> Judicial Sale of Property Comprised of 4 retail units with a total area of 5,387 SF The retail centre is located in the community of Legacy Surrounded by residential condos, townhouses & single family homes The 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	
246 Nolan Ridge Cr. NW 	Unit 125 – 1,334 sf Unit 135 – 1,382 sf Unit 140 – 1,643 sf	SALE	\$698,880 \$733,888 \$824,888	<ul style="list-style-type: none"> Commercial retail space located in the thriving northwest community of Nolan Hill Modern architecture and versatile layout in a prime location Own or lease this prime real estate in Nolan Ridge 	Grace Yan	

C/L

Industrial	Investment	Land	Office	Retail	Businesses	Our Associates
PROPERTY	SIZE	SALE/LEASE	TOTAL ASKING PRICE	COMMENTS		CONTACT
Restaurant- Cochrane, AB  MLS#A2194936	1,240 sq. ft.	ASSET SALE	\$120,000	<ul style="list-style-type: none"> Asset sale only, located in Cochrane, AB Fully equipped restaurant in a 1,240 SF free-standing building Versatile, well-equipped space with 32 indoor seats and 32 outdoor seats Location ideal for owner/operator looking to establish or expand their business Dedicated parking for 10 cars Additional basement storage 	Pranshu Dixit	
Laundromat  MLS#2188106	1,545 sq. ft.	ASSET SALE	\$199,900	<ul style="list-style-type: none"> Coin laundry business located at the corner a busy major intersection Surrounded by apartment condos and townhomes Close to some of Calgary's most affluent neighborhoods Newly updated storefront, refreshed landscaping, and a large, resurfaced parking lot 20 washers and 16 dryers in excellent working condition Lease rate \$39/sf plus CAM (including water) & property taxes Average daily revenue exceeding \$530+ in 2024 	Taeju Lee	
Cannabis Retail Business  MLS#2193344	955 sq. ft.	ASSET SALE	\$169,900	<ul style="list-style-type: none"> Licensed cannabis store in a high-traffic area of NE Calgary Average profit margin 25%; rental rate \$26/sf.; op costs \$10/sf Asset-only sale includes all fixtures, equipment, and operational infrastructure Inventory is not included in the purchase price For more details, financials, and to schedule a private tour, please contact us Signed Confidentiality Agreement (NDA) required before more information and location disclosed 	Taeju Lee	
Cafe/Bakery  MLS#2196318	3,423 sq. ft.	ASSET SALE	\$350,000	<ul style="list-style-type: none"> Well-established business with strong customer base and excellent revenue potential Seating area accommodates up to 150 guests Reputation for high-quality coffee, specialty desserts, and a selection of small, flavourful dishes. Monthly lease including rent, CAM, and property tax, totals \$17,880.90 Total revenue of \$1 million over past 10 months Full commercial kitchen with some equipment and chattels not included in the sale price 	Taeju Lee	
Restaurant  MLS#A2179525	1,647 sq. ft.	ASSET SALE	\$350,000	<ul style="list-style-type: none"> Well-established restaurant in a new shopping centre in SW Calgary High traffic commercial area Seating capacity of 40 known for quality food, warm atmosphere, and loyal customer base Favourable lease terms with rent of \$5,217.13/month ideal for experienced restaurateurs or entrepreneurs seeking a turnkey operation with a proven track record 	Taeju Lee	



Alex Bauer
Associate
Commercial Division
403-688-1407
alex@alexsellscanmore.ca



Aliya Lalji
Associate
Commercial Division
403-617-3498
aliya@yourycagent.ca



Barry Harvey
Associate
Commercial Division
403-807-7839
barrywharvey@yahoo.com



Brian Romanow
Associate
Commercial Division
403-710-5628
brianromanow@royallepage.ca



Anthony Ibhahe
Associate Broker
Commercial Division
604-939-6666
aibhahe@royallepage.ca



Chad Morgan
Associate Broker / Owner
Commercial Division
403-464-6765
chadmorgan@royallepage.ca



Cheri Long
Associate Broker
Commercial Division
403-860-9419
clong@royallepagecommercial.com



Dean Cooper
Associate
Commercial Division
403-918-8407
dean@mountainliving.ca



Grace Yan
Associate
Commercial Division
403-660-6778
grace@topglobalrealestate.com



Julie Stefan
Associate
Commercial Division
403-804-1399
jstefan@royallepage.ca



Pranshu Dixit
Associate
Commercial Division
403-408-6364
pranshu@royallepage.ca



Rohit Brar
Associate
Commercial Division
587-578-7259
rohitbrar@royallepage.ca



Sam Patel
Associate
Commercial Division
403-975-8233
sampatel@royallepage.ca



Taeju Lee
Associate
Commercial Division
587-436-6737
tlee@royallepage.ca