




OFFICE SPACE FOR SALE

PROPERTY	SIZE	ASKING PRICE	PROPERTY TAXES	COMMENTS	CONTACT
<p>205 & 210, Nolan Ridge Court NW</p>  <p>MLS#A2117135</p>	2,430 sq. ft.	\$1,500,000	\$9,812 Condo Fees \$925/mth	<ul style="list-style-type: none"> 2,430 SF finished office space Includes 10 offices, boardroom, reception, storage room 2 dedicated kitchen/staff rooms and 2 interior bathrooms High quality finishings completed in 2023 Suitable uses include medical/offices Two separately titled offices Great location near Calgary's affluent northwest communities of Nolan Hill, Sage Hill, Sherwood and Kincora 	Brian Romanow Brochure Virtual Tour
<p>1128, 12 Royal Vista Way NW</p>  <p>MLS#A2107732</p>	1,139 sq. ft.	\$720,000	\$8,918 Condo Fees: \$715.31 (2024)	<ul style="list-style-type: none"> Located in Destination Pointe, in the heart of Royal Vista, Calgary NW. Beautifully finished space, currently being used as beauty and wellness spa Secure unit situated on the second floor of the building with elevator access, ample parking Bright office condo with layout for professional office, medical or spa Strategically located near big box stores, an auto mall, restaurants, daycare facilities, and public transportation 	Taeju Lee Brochure

OFFICE SPACE FOR LEASE

PROPERTY	FLOOR / UNIT	UNIT SIZE	NET LEASE RATE PSF	OPERATING COSTS PSF	COMMENTS	CONTACT
<p>1915 – 32 Ave NE</p>  <p>Skyways Commercial Centre</p>	2nd Floor Units # 14, 15, 16	2,839 sq. ft.	Lease Contact Agent	\$19.42/sf (est 2023)	<ul style="list-style-type: none"> Op costs include condo fees, property taxes, building insurance, p.mgt fees, utilities Quality 2nd floor office space; available immediately Clean/functional space with nice finishing & plenty of natural light Rooms: 7 window, 1 interior, 1 boardroom, 1 storage room, 1 reception stn/room, 1 open work area, 2 kitchens Plenty of furniture (desks & chairs) available for use Building fronts onto high exposure 32nd Ave NE commercial-retail corridor Easy access to Deerfoot Tr, Barlow Tr and McKnight Blvd 	Wing Tang Brochure

For further information, please contact:

Alex Bauer	Aliya Lalji	Barry Harvey	Brian Romanow	Chad Morgan
Associate	Associate	Associate	Associate	Associate Broker/Owner
Commercial Division	Commercial Division	Commercial Division	Commercial Division	Commercial Division
Direct: (403) 688-1407	Direct: (403) 617-3498	Direct (403) 807-7839	Direct: (403) 710-5628	Direct: (403) 464-6765
alex@alexsellscanmore.ca	aliya@royallepage.ca	barrywharvey@yahoo.com	brian@romanow.ca	chadmorgan@royallepage.ca

Cheri Long	Dean Cooper	Grace Yan	Julie Stefan	Pranshu Dixit
Associate Broker	Associate	Associate	Associate	Associate
Commercial Division	Commercial Division	Commercial Division	Commercial Division	Commercial Division
Direct (403) 860-9419	Direct: (403) 918-8407	Direct: (403) 660-6778	Direct: (403) 804-1399	Direct: (403) 408-6364
clong@royallepagecommercial.com	dean@mountainliving.ca	grace@topglobalrealestate.com	jstefan@royallepage.ca	pranshu@royallepage.ca

Sam Patel	Taeju Lee	Wing Tang
Associate	Associate	Associate
Commercial Division	Commercial Division	Commercial Division
Direct: (403) 975-8233	Direct: (587) 436-6737	Direct: (403) 605-1199
sampatel@royallepage.ca	tlee@royallepage.ca	wtang@royallepagecommercial.com