





OFFICE SPACE FOR LEASE

PROPERTY	FLOOR / UNIT	UNIT SIZE	NET LEASE RATE PSF	OPERATING COSTS PSF	COMMENTS	CONTACT
 Sunpark Business Park MLS#A2123138	Unit 103 Unit 105 Unit 205	838.3 sq. ft. 1,947.9 sq. ft. 2,128 sq. ft.	\$16.00/sf escalating	\$17.11/sf Includes CAM, taxes, utilities	<ul style="list-style-type: none"> #205 – 2,128 sq. ft.; #105 – 1,947.9 sq. ft. 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 	Cheri Long Brochure
 208, 2915 – 19 Street NE MLS#2179649	Unit 208 New	1,661	\$5.00/sq. ft.	\$10.071/sf	<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 	Cheri Long Brochure
 201, 2915 – 19 Street NE MLS#A2144079	Unit 202 Unit 201	1,719 sq. ft. 1,872.4 sq. ft.		\$10.071/sf Includes CAM, taxes, utilities	<ul style="list-style-type: none"> Unit 201 built out nicely with kitchen Possible to get 2 designated parking stalls with this unit 	Cheri Long Brochure

OFFICE FOR SALE

PROPERTY	SIZE	ASKING PRICE	PROPERTY TAXES	COMMENTS	CONTACT
 1732 – 11 Ave SW MLS#A2142487	1,283 sq. ft.	PRICE REDUCED \$725,000	\$18,586.98 (2023)	<ul style="list-style-type: none"> Built in 1909 as a residence, the property was converted to and rezoned to allow for office usage The main floor includes an office, kitchen area and 2-piece bathroom. Second floor has 3 large offices and a 3-piece bathroom. The lower level features a legal basement suite including 1 bedroom, 3-piece bathroom, living area, kitchen, private entrance, and a washer / dryer. The property is also improved with a high efficiency furnace and tankless water heater, and multi-camera security and alarm system 	Cheri Long Brochure

December 2024 Office Listings
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