




Rohit Brar Listings



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Royal LePage Solutions – Commercial Division
#205, 264 Midpark Way SE
Calgary, AB T2X 1J6

INVESTMENT PROPERTY

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
10303/15/21/27 – 99 Avenue  Fort Saskatchewan, AB	6,425 sq. ft. 	Sale	\$1,475,000	<ul style="list-style-type: none"> Retail investment property in the growing city of Fort Saskatchewan 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 visibility Financial details available upon request AND signed Confidentiality Agreement in place 	Rohit Brar Brochure
4806 – 51 Avenue  Red Deer, AB	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 	Rohit Brar Brochure

RETAIL SPACE FOR LEASE

PROPERTY	SIZE	LEASE RATE	Op Costs	COMMENTS	CONTACT
Bay 7, 4412 Manilla Rd SE 	1,000+/- sq. ft. 	Market	\$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 Brochure

For further information, please contact:

Rohit Brar

Associate

Commercial Division

Direct: (587) 578-7259

rohitbrar@royallepage.ca