



INVESTMENT PROPERTY

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
<p><b>10303/15/21/27 – 99 Avenue</b></p>  <p>Fort Saskatchewan, AB</p>	<p>6,425 sq. ft.</p> <p><b>New</b></p>	Sale	\$1,475,000	<ul style="list-style-type: none"> <li>Retail investment property in the growing city of Fort Saskatchewan</li> <li>Includes 2 well maintained buildings with combined area of 6,425 SF on 0.38 acre lot</li> <li>Fully leased to 5 long standing tenants</li> <li>The property features a prominent tenant, 7-Eleven, adding exceptional draw and visibility</li> <li><b>Financial details available upon request AND signed Confidentiality Agreement in place</b></li> </ul>	<p><b>Rohit Brar</b></p> <p><a href="#">Brochure</a></p>
<p><b>4806 – 51 Avenue</b></p>  <p>Red Deer, AB</p>	<p>8,675 sq. ft.</p> <p><b>New</b></p>	Sale	\$1,350,000	<ul style="list-style-type: none"> <li>Turnkey investment in the heart of Red Deer’s vibrant downtown core</li> <li>Well maintained office building located on Hwy 2A</li> <li>100% leased with true NNN leases; tenants cover all operating costs</li> <li>Largest tenant has been in place for over 20 years</li> <li>Recent upgrades include 4 new HVAC systems and new LED lighting with electrical work , completed in 2022</li> </ul>	<p><b>Rohit Brar</b></p> <p><a href="#">Brochure</a></p>

**For further information, please contact:**

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