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# Commercial Listings










## February 2025









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Industrial	Investment	Land	Office	Retail	Businesses	Our Associates
PROPERTY	SIZE	SALE/LEASE	ASKING PRICE	COMMENTS		CONTACT
1177, 1185, 1193, 8800 Venture Ave SE  MLS#2180251	<b>Total Size: 13,370 sf</b> Main Level: 8,339 sf Mezz Office: 3,031 sf	<b>SALE/LEASE</b>	<b>\$2,797,000</b>  <b>\$14.00/sq. ft.</b>  Taxes: \$45,160.98 Op Costs: \$7.00/sq. ft.	<ul style="list-style-type: none"> <li>Includes 6,000 SF fenced yard</li> <li>End unit with gated yard for additional storage</li> <li>Radiant tube heaters in shop bays with makeup air system</li> <li>Excellent access to Glenmore Trail and Stoney Trail with direct access to 84th Street</li> </ul>		Julie Stefan  <a href="#">Virtual Tour</a>
220 - 40 Ave NE 	<b>Total Size: 6,465 sf</b> Office Main: 1,500 sf Office 2nd Floor: 1,200 sf Warehouse: 3,765 sf	<b>SALE</b>	<b>\$1,900,000</b>	<ul style="list-style-type: none"> <li>Great owner/user stand alone building in Greenview</li> <li>Office build-out over two floors with kitchenette, private offices and reception</li> <li>Building extensions on both sides, currently used for storage</li> <li>Includes rear fenced compound, potential to acquire racking and a forklift; chip equipment in building is for sale</li> <li>Close proximity to McKnight Blvd, Edmonton &amp; Deerfoot Trails</li> <li>Please call listing realtor John Hamilton for details</li> </ul>		Julie Stefan 
510 - 21 St SE, High River  MLS#2165121	4,520 sq. ft. on 1.84 Acres	<b>LEASE</b>	<b>\$14.60/sq. ft.</b>	<ul style="list-style-type: none"> <li>4,520 sq. ft. three bay shop with 4 offices</li> <li>Located in High River Industrial Park</li> <li>Paved front parking with chain link security fenced yard</li> <li>Two contiguous open bays with floor drain and one demised wash bay, each 50 ft long</li> <li>Four offices with reception, and three washrooms plus storage area</li> <li>Available January 1, 2025.</li> </ul>		Barry Harvey 
414 - 21 Street E, Foothills  MLS#A2097631	4,200 sq. ft. building on 1.4 Acres	<b>SALE</b>	<b>\$1,200,000</b>	<ul style="list-style-type: none"> <li>1.4 ACRES with a 4,200 sq. ft. Steel Structure building</li> <li>6 - 14 ft Overhead doors allow trucks to drive through</li> <li>3 bays each 60 ft deep, originally used as a truck and car wash</li> <li>Ideal site for a potential second building, subdivision of a second lot (subject to town of High River approval)</li> <li>Gravel packed rear yard; security fenced with good highway access</li> </ul>		Barry Harvey 
#10, 314 Exploration Ave SE  MLS#A2136300	<b>Total Size: 2,778 sf</b> Office Main: 775sf Office: 75 sf Warehouse: 1,228 sf	<b>SALE</b>	<b>\$694,500</b>	<ul style="list-style-type: none"> <li>Conveniently located industrial bay with excellent access to Stoney &amp; Glenmore Trails</li> <li>Separate entrance to the second floor</li> <li>Air exchange system in warehouse</li> <li>Furniture optional</li> </ul>		Julie Stefan








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	<b>SALE</b>	\$1,475,000	<ul style="list-style-type: none"> <li>Retail investment property in the growing city of Fort Sask</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 visi-bility</li> <li>Financial details available upon request AND signed Confidentiality Agreement in place</li> </ul>		<p>Rohit Brar</p> 
<p>4806 – 51 Avenue</p>  <p>Red Deer, AB</p>	8,675 sq. ft.	<b>SALE</b>	\$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>Rohit Brar</p> 
<p>96186 – 434 Ave E, Aldersyde</p>  <p>MLS#A2125330</p>	20,000 sq. ft. building on 13.43 Acres	<b>SALE</b>	\$3,700,000	<ul style="list-style-type: none"> <li>13.43 acres with 20,000 sq. ft. fully leased industrial building</li> <li>Located 20 minutes south of Calgary on #2 Highway</li> <li>Excellent highway visibility with 350 metres of Hwy frontage.</li> <li>Potential to further develop &amp; build on with Foothills County approvals</li> <li>Zoning allows for many discretionary usages</li> <li>Great opportunity to further develop this property with current cash flow</li> </ul>		<p>Barry Harvey</p> 
<p>450163 – 82 Street E, Foothills</p>  <p>MLS#A1020082</p>	12,000 sq. ft. building on 2.16 Acres	<b>SALE</b>	\$2,100,000	<ul style="list-style-type: none"> <li>Fully leased 12,000 sq. ft. steel frame shop on 2.16 acres</li> <li>Clear span steel structure building - 150' X 80' with 20+ ft ceiling; 6 - 14' X 14' overhead doors</li> <li>Yard fully gravelled with security chain link fence &amp; yard light</li> <li>Main floor 760 sq. ft. office, 830 sq. ft. mezzanine office</li> <li>No business taxes and low property taxes</li> <li>Located north of Cargill Foods with good access onto Hwy #2</li> <li>Owner may consider VTB financing</li> </ul>		<p>Barry Harvey</p> 
<p>1903-1907 – 31 Street SW</p> 	0.24 Acres	<b>SALE</b>	\$3,049,000	<ul style="list-style-type: none"> <li>Mixed-Use commercial/residential lot zoned MU-2 land with FAR of 5.0, H26 - maximum development of 53,925 SQF.</li> <li>Corner lot, with 120 ft frontage &amp; 90 feet of depth, totaling 10,785 SF.</li> <li>Faces 17th Ave SW with exposure to over 21,000 vehicles daily.</li> <li>Recent relocation of utility poles, eliminating demolition costs.</li> <li>Approved Development Permit (DP) and available plans for a medical/retail building with flexibility for retail/residential</li> </ul>		<p>Dean Cooper</p>

Industrial	Investment	Land	Office	Retail	Businesses	Our Associates
PROPERTY	SIZE	SALE	TOTAL ASKING PRICE	COMMENTS	CONTACT	
<p><b>18 Hole Golf Course</b></p>  <p>Rocky View County</p>	18 hole golf course & residential development on 315 +/- Acres	<b>SALE</b>	<b>\$30,000,000</b>	<ul style="list-style-type: none"> <li>Challenging 18 hole championship links style golf course located east of Stony Trail on Country Hills Boulevard</li> <li>The residential development Conceptual Scheme would include serviced residential lots in accordance with the guiding principles of the community</li> <li>The Conceptual Scheme Plan Area consists of approximately 315.26 acres of land which encompasses golf course, irrigation canal, agricultural &amp; country residential lands within and surrounding the golf course</li> </ul>	Grace Yan	
<p><b>Terrino Lands</b></p>  <p>Near Barra de Navidad, Mexico</p>	15 Acres+/-	<b>SALE</b>	<b>\$2,275,000</b>	<ul style="list-style-type: none"> <li>15 acres +/- Pacific Ocean beach front Re-development land</li> <li>Close to Isla Navidad Resort &amp; Golf Course, marina and condo villa dev.</li> <li>The property would make a fantastic family compound</li> <li>Previous Development Permit and Building Permit in place in 2010 that can be re-instated by the Buyer</li> <li>20 minutes north of Manzanillo International Airport</li> </ul>	Cheri Long	
<p><b>41070 Cook Road</b></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>	<b>SALE</b>	<b>\$3,500,000</b>	<ul style="list-style-type: none"> <li>Energy efficient building with in-floor heating, steel frame structure</li> <li>22' clear ceiling; 14' x 16' Drive in door per bay</li> <li>Located just off Big Hill Springs Road (Hwy 567), less than 10 minutes to Cochrane with Gas Station and other amenities nearby.</li> <li>7% RETURN</li> <li>Guaranteed rent for 24 months</li> <li>Tour premises with accepted offer</li> </ul>	Julie Stefan	
<p><b>63 Skyline Crescent NE</b></p>  <p>MLS#A2186809</p>	12,681 sq. ft.	<b>SALE</b>	<b>\$1,795,000</b>	<ul style="list-style-type: none"> <li>Gross measurement 12,681 sq. ft.</li> <li>Investment opportunity suitable for owner/user</li> <li>Currently leased at \$149,744/year, until May 31, 2026 (TBV)</li> <li>Taxes \$36,946 (2024)</li> </ul>	Cheri Long	







**NEW**





Industrial	Investment	Land	Office	Retail	Businesses	Our Associates
PROPERTY	SIZE	SALE	TOTAL ASKING PRICE	COMMENTS		CONTACT
<p>338 Ave E &amp; 32 St E, Okotoks</p>  <p>MLS#A2186959</p>	132.34 Acres	<b>SALE</b>	\$16,000,000	<ul style="list-style-type: none"> <li>132+/- Acres located NE of the Wedderburn Community.</li> <li>Future Mixed Use development lands at the northwest corner of intersection 32 Street E &amp; 338 Avenue E</li> <li>Annexed in 2017— Medium Term Development (5-10 yrs)</li> <li>Municipal utility infrastructure is located to the south</li> <li>Primarily Residential, targeting a density of 10 units/gross acre &amp; mixture of Commercial/Mixed use in the SE corner</li> <li>Nearly level topography with no significant drainage issues</li> </ul>		Barry Harvey
<p>11333 – 84 Street NE</p>  <p>MLS#A2186620</p>	3.53 Acres	<b>SALE</b>	\$2,000,000	<ul style="list-style-type: none"> <li>3.53 Acres industrial land located in Shepard Industrial Park</li> <li>Partially fenced</li> <li>Flat, fully graveled with excellent drainage</li> <li>Zoned S-Fud</li> <li>Taxes: \$26,390.64 (2024)</li> <li>Great access to Stoney Trail, Glenmore Trail and 114 Avenue SE</li> </ul>		Cheri Long
<p>139 Northgate Drive, Okotoks</p>  <p>MLS#A2174105</p>	17.84 Acres	<b>SALE</b>	\$3,000,000	<ul style="list-style-type: none"> <li>Prime investment opportunity with ASP in place</li> <li>17.84 acres development land located on north end of Town of Okotoks neighboring new development at D'Arcy Ranch, GM and Honda dealerships</li> <li>¼ mile west of Okotoks GM dealership/SAVE Vet Clinic</li> <li>Stunning mountain views with 2,013 sq. ft. fully developed 3 bedroom bungalow, currently rented</li> </ul>		Barry Harvey
<p>259 Mayland Place NE</p>  <p>MLS#A2136297</p>	.75 Acres	<b>SALE</b>	\$1,090,000	<ul style="list-style-type: none"> <li>.75 Acre development site ideal for owner/user</li> <li>Build-to-Suit up to 20,000 SF building</li> <li>Excellent access to Barlow Trail, Deerfoot Trail, Memorial Drive and Highway 1</li> <li>Minutes away from shopping centres, major big box retailers and restaurants</li> <li>Bus stop adjacent to the building with the Barlow LRT just 3 minutes away</li> <li>Site has over \$100,000 in site improvements</li> </ul>		Julie Stefan
<p>450888 Hwy 2, Foothills</p>  <p>MLS#C4267564</p>	57.98 Acres	<b>SALE</b>	\$5,800,000	<ul style="list-style-type: none"> <li>57.98 acres industrial land zoned General Industrial; wide range on industrial uses</li> <li>2600 + ft frontage on Highway # 2A located in the Foothills County</li> <li>High profile parcel on 2A corridor with daily average traffic count of +/-8,553</li> <li>Located between Okotoks and High River with growing population base and large work force</li> <li>Close proximity to major transportation routes Hwy 2, &amp; 2A, with potential rail service from CPR line adjacent to site</li> </ul>		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	<b>SALE</b>	\$1,334,500	<ul style="list-style-type: none"> <li>Great long-term holding property</li> <li>3.14 Acres located west of Deerfoot Trail with excellent exposure to Stoney Trail</li> <li>Located in the Revised Stoney Industrial Area Structure Plan Zoned S-FUD 2</li> <li>Lot has been staked, cleaned out</li> <li>Taxes: \$4,327.53 (2023)</li> </ul>		Cheri Long 
<p>5111 12 Highway W, Coronation</p>  <p>MLS#A2090616</p>	4.7Acres	<b>LEASE</b>	\$348,888	<ul style="list-style-type: none"> <li>Undeveloped commercial land along Hwy 12 West within the Town of Coronation</li> <li>Zoned HWY-C with excellent exposure along Hwy 1 &amp; Hwy 872</li> <li>Approximately 2 hours to Red Deer</li> <li>Discretionary uses could be a car wash, hotel/motel, automotive repair services, auto body shop, restaurant and self-storage- facility</li> </ul>		Cheri Long 
<p>Plan 1610352 Blk 1 Lot 3, Rocky View</p>  <p>MLS#A2146029</p>	50.85 Acres	<b>SALE</b>	\$1,271,250	<ul style="list-style-type: none"> <li>Lot 3 - 50.85 acre parcel for sale</li> <li>Lot 1 (50.83 acres) and Lot 2 (50.85 acres) are also available</li> <li>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.</li> <li>West facing with great access to both Calgary and Airdrie</li> <li>Paved road access</li> <li>Zoned AG, suitable for small hobby farm</li> </ul>		Cheri Long 
<p>11124 – 15 Street NE</p>  <p>MLS#A2084759</p>	3.49 Acres	<b>SALE</b>	\$3,900,000	<ul style="list-style-type: none"> <li>3.49 Acres development land</li> <li>Located along the west side of Deerfoot Trail, just south of Country Hills Blvd</li> <li>Excellent exposure with 646 feet of Deerfoot Trail Frontage</li> <li>Services to property line</li> <li>Zoned S-FUD</li> <li>Property taxes \$13,275.04 (2023)</li> </ul>		Julie Stefan 
<p>Terreno Lands</p>  <p>Near Barra de Navidad, Mexico</p>	15 Acres +/-	<b>SALE</b>	\$2,275,000 CA	<ul style="list-style-type: none"> <li>15 acres +/- Pacific Ocean beach front Re-development land</li> <li>Close to Isla Navidad Resort &amp; Golf Course, marina and condo villa dev.</li> <li>The property would make a fantastic family compound</li> <li>Previous Development Permit and Building Permit in place in 2010 that can be re-instated by the Buyer</li> <li>20 minutes north of Manzanillo International Airport</li> </ul>		Cheri Long 

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



Industrial	Investment	Land	Office	Retail	Businesses	Our Associates
PROPERTY	SIZE	SALE/LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT	
7 Parkdale Cr NW 	2,238 sq. ft.	<b>LEASE</b>	\$20.00/sq. ft.  Op Costs \$15.00/sq. ft. (TBV)	<ul style="list-style-type: none"> <li>· Retail/office space</li> <li>· 2.5 year term with option to re-locate in the crescent</li> <li>· Can be demised in half</li> <li>· 2 washrooms</li> <li>· Open area</li> </ul>	Cheri Long	
#220 - 235, 180 Legacy Main St. SE 	5,387 sq. ft.	<b>SALE</b>	\$2,835,000  Taxes: \$75,252 (2024) Op Costs: \$22.84/sq. ft.	<ul style="list-style-type: none"> <li>· Judicial Sale of Property</li> <li>· Comprised of 4 retail units with a total area of 5,387 SF</li> <li>· The retail centre is located in the community of Legacy</li> <li>· Surrounded by residential condos, townhouses &amp; single family homes</li> <li>· The retail centre has 36 retail units in five buildings,</li> <li>· Zoning at the centre allows for a broad mix of commercial uses, with retail being the highest and best use</li> </ul>	Julie Stefan	
246 Nolan Ridge Cr. NW 	Unit 125 – 1,334 sf  Unit 135 – 1,382 sf  Unit 140 – 1,643 sf	<b>SALE</b>	\$698,880  \$733,888  \$824,888	<ul style="list-style-type: none"> <li>· Commercial retail space located in the thriving northwest community of Nolan Hill</li> <li>· Modern architecture and versatile layout in a prime location</li> <li>· Own or lease this prime real estate in Nolan Ridge</li> </ul>	Grace Yan	

Industrial	Investment	Land	Office	Retail	Businesses	Our Associates
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Charlie Biggs' Chicken, Blairmore  MLS#A2176786	1,516 sq. ft. on 15,000 sq. ft. lot  <div style="border: 1px solid black; padding: 5px; text-align: center; color: red; font-weight: bold;">                         UNDER CONTRACT                     </div>	<b>ASSET SALE</b>	\$430,000	<ul style="list-style-type: none"> <li>· Turnkey business opening in 2017 is located at 11913 – 20 Ave in Blairmore, AB</li> <li>· Primarily takeout franchise operating independently of franchise royalties</li> <li>· Consistent revenue growth and loyal customer base, ideal for hands-on operator</li> <li>· Includes 15,000 sq. ft. lot, 1,516 sq. building, financial statements and full equipment list</li> <li>· Tours by appointment only</li> </ul>		Taeju Lee  
Restaurant  MLS#A2179525	1,647 sq. ft.	<b>ASSET SALE</b>	\$350,000	<ul style="list-style-type: none"> <li>· Well-established restaurant in a new shopping centre in SW Calgary</li> <li>· High traffic commercial area</li> <li>· Seating capacity of 40 known for quality food, warm atmosphere, and loyal customer base</li> <li>· Favourable lease terms with rent of \$5,217.13/month</li> <li>· ideal for experienced restaurateurs or entrepreneurs seeking a turnkey operation with a proven track record</li> </ul>		Taeju Lee  



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