




INVESTMENT PROPERTY

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
<p>10303/15/21/27 – 99 Avenue</p>  <p>Fort Saskatchewan, AB</p>	<p>6,425 sq. ft.</p> <p>C/S</p>	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 	<p>Rohit Brar</p> <p>Brochure</p>
<p>4806 – 51 Avenue</p>  <p>Red Deer, AB</p>	<p>8,675 sq. ft.</p>	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 	<p>Rohit Brar</p> <p>Brochure</p>

RETAIL SPACE FOR LEASE

PROPERTY	SIZE	LEASE RATE	Op Costs	COMMENTS	CONTACT
<p>Bay 7, 4412 Manilla Rd SE</p> 	<p>1,000+/- sq. ft.</p> <p>C/L</p>	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 	<p>Rohit Brar</p> <p>Brochure</p>

For further information, please contact:

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