



NAIAdvent

RETAIL LISTINGS

December 2022

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Investment Sales



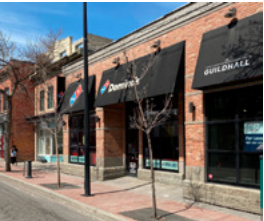





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For lease & sublease Retail

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South		North		Outside of Calgary									
Property	Location	Zoning	Area	Lease Rate	Op Costs	Availability	Parking	Term	Notes		Contact	Brochure	
1006 9 Ave SE													
	Inglewood	C-COR 1f3.0h20 Commercial - Corridor 1	738- 2,952 SF	Market	\$14.50 psf	Immediate	Street front, rare surface stalls, and underground visitor	-	ONLY 1 UNIT LEFT! Located in Inglewood, home to large variety of vibrant retailers and small businesses, was voted “Best Communityin Canada”. Directly on bustling 9th Avenue and will serve as a gateway to downtown and be home to a number of amenities that retailers. Great opportunity for live, work, shop. Ample street parking forcustomers and one underground parking for Tenant.Daily traffic count ~64,000 vehicles per day		Chris Howard		
1222 9 Ave SE													
	Inglewood	S-R	1,500 SF	Market	\$13.30 (utilities separately metered)	-	2 surface stalls at market rates		Large windows allow for ample natural light throughout the space. Mixed use commercial building located in the heart of Inglewood, just off 9th Avenue SE in between Starbucks & the Nash restaurant. Character building with attractive historic improvements and fixturings throughout. Walking distance to a variety of restaurants/pubs, breweries, cafes, retail stores and personal services.		Chris Howard		
933 5 Ave SW													
	Downtown	CR20- C20/ R20	1,524 SF	Market	TBD	Immediate	1 surface stall	Negotiable	Located at the new 10 storey residential community supported housing development “Home Space”. Beautiful newly constructed, high exposure corner. Prime west-end location surrounded by highrise residential, *ideal for service retail. On-site 24 hour concierge and security for comfort and convenience. Prime location with lots of amenities available in close proximity. Six minute walk form C-Train Station and access to Calgary Transit. Easy access to Memorial Drive NW, 14 Street NW, and Bow Trail SW.		Chris Howard		
4310 Macleod Trl SW													
	Manchester	C-COR 1f3.0h20 Commercial - Corridor 1	2,779± SF	Market	\$9.00 psf	Immediate	Surface stalls	-	APPROVED FOR CANNABIS USE SUBLEASE Great location fronting Macleod Trail. Across the street from desirable residential area and various amenities. Exposure to 53,000 VPD driving by. Wheelchair access and headlease wrap available.		Josh Gill Kalie Landry		



For lease & sublease Retail

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South		North		Outside of Calgary								
Property	Location	Zoning	Area	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure	
624 8 Ave SW												
	Downtown	CR20-C20/R20	4,330 SF	Market	\$19.96 (Incl. Utilities)	Immediate	4 stalls	-	RESTAURANT FOR LEASE Character building. 2 tandem parking stalls in rear (4 Total). Centrally located in heavy foot traffic area of the Downtown core - close to amenities. Turn key restaurant on main floor - 4,330 SQ FT. All equipment and small wares available. Full capacity commercial kitchen. Occupancy limit - 170	Brian West Connor West		

For lease & sublease Retail

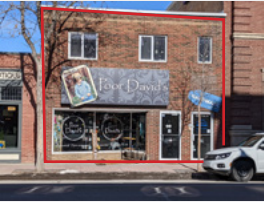

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South		North		Outside of Calgary								
Property	Location	Zoning	Area	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure	
1409 Edmonton Tr NE, Unit 101	Crescent Heights	C-COR 1f0.83h10 Commercial - Corridor 1	3,674 SF	Market	\$10.00	Immediate	Underground Tenant parking, at \$100/stall/mo.	Negotiable	Anchor Tenant Opportunity	Joshua Gill		
									Excellent strategic location right on Edmonton Trail NE with direct exposure to 22,000 vehicles per day. Close to downtown and the residential communities of Crescent Heights and Renfrew, offering many strategic business advantages to any potential occupiers. Quick and easy access to various retail and entertainment amenities and transit. Bright & quiet space with lots of natural light and high quality finishes. Prominent signage available at market rates. Underground parking available for Tenant at a fee \$100/stall/month.	Kaile Landry		



For sale Retail

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Property	Location	Zoning	Area (SF)	Asking Price	Taxes	Availability	Parking	Notes	Contact	Brochure
1228 9 Ave SE 	Inglewood	Direct Control (DC-IZ93 Site 1)	6,190	\$2,395,000.00 \$2,095,000.00	-	Immediate	4 stall (double parked)	OWNER-USER/ INVESTMENT OPPORTUNITY Beautiful character building located in the trendy neighbourhood of Inglewood. Includes main floor retail (including basement), second floor retail, and second floor apartment (2 bed, 1 bath). 2 minutes to the downtown core. Walking distance to many shops and restaurants. Main floor retail leased through spring 2027. MAJOR PRICE REDUCTION!	Brian West Connor Wes	

For sale Business

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Business Name	Location	Area (SF)	Asking Price	Taxes	Availability	Parking	Notes	Contact	Brochure
 <p>Gift and Jewelry Boutique</p>	<p>3 Location</p> <p>Calgary, AB</p> <p>Cochrane, AB</p> <p>Salmon Arm, BC</p>	-	\$1,100,000	-	Immediate	-	<p>GIFT AND JEWELRY BOUTIQUE - FOR SALE</p> <p>Franchiser opportunity Well established. High growth potential. Turn Key Operations. Propriety Rights to well known international branded product lines. Flexible term leases available.</p>	<p>Brian West</p> <p>Connor West</p>	
 <p>Canine Daycare Boarding & Training Facility</p>	<p>24129 Old Banff Coach Rd,</p> <p>Calgary</p>	-	\$275,000.00	-	Immediate	-	<p>CANINE KENNEL & TRAINING FACILITY - BUSINESS FOR SALE</p> <p>Leased property includes: Kennel building with fenced yard, secondary building with grooming station & additional kennel space Just under an acre of fenced dog park, owners residence. New 5-year lease on the property 2021 Sales - \$332,000.00 Currently not taking new clients – waitlist of 600+ clients</p>	<p>Brian West</p> <p>Connor West</p>	
 <p>Hearts Choices</p>	<p>3 Retail locations in Calgary</p>	-	\$669,000.00	-	Immediate	-	<p>VEGAN CAFÉ AND FARMERS MARKETS</p> <p>Amazing lifestyle choice opportunity. Successful and well-kept Vegan and Vegetarian Based Café and Retail Sales Markets. In business for over 10 years. Sales averaging \$1.6M over the last 5 years. Turn Key Operation. Equipment included, Onsite training available.</p>	<p>Brian West</p> <p>Connor West</p>	
 <p>New Listing</p> <p>Newell Hotel</p>	<p>107 2 Street West</p> <p>Brooks, AB</p>	18,500	<p>\$1,725,000 for the property and business</p> <p>\$1,225,000 for just the property</p>	-	immediate	-	<p>PROPERTY & BUSINESS FOR SALE</p> <p>Newell Hotel offers a great investment opportunity in the city of Brooks. In close proximity to many amenities, retail & entertainment. Hotel has great value-add potential. Located near Highway 1 and the Canadian Pacific Railway, approximately 2 hours southeast of Calgary, 1 hour northwest of Medicine Hat, and 2 hours from USA border. Annually, approximately 100,000 tourists visit the Brooks/ Newell Region to camp and experience the naturally occurring beauty of the Canadian Badlands.</p>	<p>Brian West</p> <p>Connor West</p>	

Investment Sales Retail

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Property	Location	Zoning	Site Size/ Available Area	Sale Price	Notes	Contact	Brochure
1228 9 Ave SE							
	Inglewood	Direct Control (DC-IZ93 Site 1)	6,190 +/-	\$2,395,000 \$2,095,000	<p>OWNER-USER/ INVESTMENT OPPORTUNITY</p> <p>Beautiful character building located in the trendy neighbourhood of Inglewood. Includes main floor retail (including basement), second floor retail, and second floor apartment (2 bed, 1 bath). 2 minutes to the downtown core. Walking distance to many shops and restaurants. Main floor retail can be made available to owner-user.</p> <p>MAJOR PRICE REDUCTION!</p>	Brian West Connor West	

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