



# INDUSTRIAL LISTINGS

May 2023



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## For Lease & Sublease

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## For Sale



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## NAI Advent Team

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# For lease & sublease Industrial







| South                    |   |        |           |                  |                |             |                |             |      |  |  |          |  |
|--------------------------|---|--------|-----------|------------------|----------------|-------------|----------------|-------------|------|--|--|----------|--|
| North                    |   |        |           |                  |                |             |                |             |      |  |  |          |  |
| Outside of Calgary       |   |        |           |                  |                |             |                |             |      |  |  |          |  |
| Property                 | Location  | Zoning | Area (SF) | Lease Rate (PSF) | Op Costs (PSF) | Loading     | Ceiling Height | Power (TBV) | Term | Notes  | Contact                                  | Brochure |  |
| 6115 4 Street SE, Bay 6  | <br>Manchester   |        |           |                  |                |             |                |             |      | LEASED   | Brody Butchart                           |          |  |
|                          |   |        |           |                  |                |             |                |             |      |  | Kaile Landry                             |          |  |
|                          |   |        |           |                  |                |             |                |             |      |  | Jamie Coulter                            |          |  |
| 6143 4 Street SE, Bay 4  | <br>Manchester   |        |           |                  |                |             |                |             |      | LEASED   | Brody Butchart                           |          |  |
|                          |   |        |           |                  |                |             |                |             |      |  | Jennifer Myles                           |          |  |
|                          |   |        |           |                  |                |             |                |             |      |  | Kaile Landry                             |          |  |
| 6143 4 Street SE, Bay 7  | <br>Manchester  |        |           |                  |                |             |                |             |      | LEASED   | Brody Butchart                           |          |  |
| New Listing              |   |        |           |                  |                |             |                |             |      |  | Jennifer Myles                           |          |  |
|                          |   |        |           |                  |                |             |                |             |      |  | Kaile Landry                             |          |  |
| 6143 4 Street SE, Bay 13 | <br>Manchester | I-G    | 3,072     | \$13.00          | \$6.60         | 1 Dock door | 14'            | 100 amp     | -    | Located in Manchester Close to major amenities<br>Good access to Macleod Trail and Blackfoot Trail.<br>Ample parking at the front and back of each bay.<br>Central location Well appointed office layout 2 washrooms and kitchenette | Brody Butchart                           |          |  |
|                          |   |        |           |                  |                |             |                |             |      |  | Kaile Landry                             |          |  |
|                          |   |        |           |                  |                |             |                |             |      |  | Jamie Coulter                            |          |  |
|                          |   |        |           |                  |                |             |                |             |      |  | <a href="#">CLICK HERE FOR MORE INFO</a> |          |  |





# For lease & sublease Industrial






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| South  |                   |        |                    |                     |                |  |                |                        |            |   |   |
|--|-------------------|--------|--------------------|---------------------|----------------|--|----------------|------------------------|------------|---|---|
| North  |                   |        | Outside of Calgary |                     |                |  |                |                        |            |   |   |
| Property   | Location          | Zoning | Area (SF)          | Lease Rate (PSF)    | Op Costs (PSF) | Loading  | Ceiling Height | Power (TBV)            | Term       | Notes   | Contact Brochure  |
| <b>4250 Ogden Rd SE</b><br>                           | Alyth/ Bonnybrook | I-G    | 6,646              | \$14.00             | \$6.77         | 4 Drive-in   | \$23'          | 800 amp/ 600volt (TBV) | -          | Rare opportunity to lease or purchase a centrally-located stand alone building with over 1 acre (+/-) of fully fenced yard. The building is currently a manufacturing facility equipped with heavy power and trench systems throughout.   | Aaron Gunn<br>Tyler Guluche<br><a href="#">CLICK HERE FOR MORE INFO</a>  |
| <b>5646 Burbank Cres SE</b><br><b>New Listing</b><br> | Burns Industrial  | I-G    | 6,933 ±            | \$17.00             | TBV            | 5 Drive-in door<br>2-14' x 12'<br>2-16' x 12'<br>1-12' x 12' | 17'-18'        | 200 amp                | Negotiable | <b>FREESTANDING BUILDING ON .73 ACRES FULLY FENCED AND SECURED YARD</b><br>Rare Freestanding Industrial building in central market. Yard is fully paved, with concrete pads and excellent drainage. Fully secured and fenced yard component with cameras and razor wire. Extensive additional sea can storage in the yard. 2 Hotsy Systems. Trench Drains and Dual Compartment Sump | Jamie Coulter<br>Kaile Landry<br>Brody Butchart<br>                      |
| <b>6143 4 Street SE, Bay 1-3</b><br>                 | Manchester        | I-G    | 6,928              | starting at \$13.00 | \$6.60         | 1 Dock-door & 1 double man door on Bay 1                     | 14' clear      | 400 amp (TBV)          | 5 years    | Located in a well maintained building with great signage. Central location close to major amenities. Quick and easy access to Macleod & Blackfoot Trail SE.<br><a href="#">CLICK HERE FOR MORE INFO</a>   | Brody Butchart<br>Jennifer Myles<br>Kaile Landry<br>                   |

# For lease & sublease Industrial





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| South   |                           | North  |           | Outside of Calgary |                |                       |                |                      |            |  |   |   |
|---|---------------------------|--------|-----------|--------------------|----------------|-----------------------|----------------|----------------------|------------|--|---|---|
| Property  | Location                  | Zoning | Area (SF) | Lease Rate (PSF)   | Op Costs (PSF) | Loading               | Ceiling Height | Power (TBV)          | Term       | Notes  | Contact   | Brochure  |
|    | Greenview Industrial Park |        |           |                    |                |                       |                |                      |            |  | Aaron Gunn<br><br>Tyler Guluche                                   |   |
| LEASED  |                           |        |           |                    |                |                       |                |                      |            |  |   |   |
|    | South Airways             | I-C    | 2,104±    | Market             | \$6.51 (2022)  | -                     | 18' clear      | 100 amps (TBV)       | 3-5 years  | Flexible space suitable for various uses. Great exposure to 19th Street and 32nd Avenue NE with high traffic counts. Plenty of scramble parking in front of premises plus additional parking at the rear of the building. This Bay has no rear loading   | Brian West<br><br>Connor West                                     |    |
| <a href="#">CLICK HERE FOR MORE INFO</a>  |                           |        |           |                    |                |                       |                |                      |            |  |   |   |
|   | McCall                    | I-G    | 2,304±    | \$15.00            | \$7.07         | 1 dock door (10'x 8') | 22'            | 125 amps, 3 ph (TBV) | 5 years    | . A mix of showroom and warehouse space with one dock door. Bonus 1,420 SF mezzanine (free of charge). Access for 53' trailer. Available August 1, 2023  | Kaile Landry<br>Jennifer Myles<br>Jamie Coulter<br>Brody Butchart |   |
| <a href="#">CLICK HERE FOR MORE INFO</a>  |                           |        |           |                    |                |                       |                |                      |            |  |   |   |
|  | McCall                    |        |           |                    |                |                       |                |                      |            |  | Kaile Landry<br><br>Jamie Coulter<br><br>Brody Butchart           |   |
| LEASED  |                           |        |           |                    |                |                       |                |                      |            |  |   |   |
|  | Skyline                   | I-G    | 2,600±    | \$14.00            | \$5.15         | Ramped DI (14' x 12') | 18' ± clear    | 200 amps (TBV)       | Negotiable | <b>BACK ON THE MARKET</b><br>Unit located in a well maintained building on a corner lot. Garbage and Recycling included in Op Costs. Rate includes new flooring and paint. 2 covered stalls included with unit, ample street parking. Racking negotiable | Kaile Landry<br>Jamie Coulter<br>Brody Butchart                   |  |
| <a href="#">CLICK HERE FOR MORE INFO</a>  |                           |        |           |                    |                |                       |                |                      |            |  |   |   |

| South  |               | North  |           | Outside of Calgary |                |  |                |                         |                                |   |  |   |  |  |
|--|---------------|--------|-----------|--------------------|----------------|--|----------------|-------------------------|--------------------------------|---|--|---|--|--|
| Property   | Location      | Zoning | Area (SF) | Lease Rate (PSF)   | Op Costs (PSF) | Loading                                  | Ceiling Height | Power (TBV)             | Term                           | Notes   | Contact                                  | Brochure  |  |  |
| 942 55 Avenue NE   |               |        |           |                    |                |  |                |                         |                                |   |  |   |  |  |
| <div>New Listing</div>  | McCall        | I-G    | 3,250 ±   | Market             | \$6.91         | 1x O/H drive-in, (12'x14')               | 24' clear      | 200 Amp @ 120-208 volts | 30 days notice                 | <b>FOR SUBLEASE</b><br>Newer constructed industrial building. Easy access Deerfoot Trail and McKnight Blvd NE. Large marshalling area at rear. Ample double row parking at front with additional parking at rear n 5,000 Sq.Ft. of storage yard (fenced & gated) included.                    | Aaron Gunn                               |    |  |  |
|  |               |        |           |                    |                |  |                |                         |                                |   | Tyler Guluche                            |   |  |  |
| 1245 34 Avenue NE, Unit 6 & 7  |               |        |           |                    |                |  |                |                         |                                |   |  |   |  |  |
|                         | McCall        | I-G    | 4,653 ±   | \$14.00            | \$7.07         | 1 dock door (10' x 8')                   | 22'            | TBV                     | 5 years                        | Bright open Showroom/office concept with 4 private offices, kitchenette, and washrooms. Warehouse has dock loading, shop washroom, racking is negotiable. Access for 53' trailer. Ample parking available on site. Great location with excellent exposure to 32 Avenue NE and Deerfoot Trail. | Kaile Landry                             |    |  |  |
|  |               |        |           |                    |                | 1 sealed dock                            |                |                         |                                |   | Jamie Coulter                            |   |  |  |
|  |               |        |           |                    |                | <a href="#">CLICK HERE FOR MORE INFO</a> |                |                         |                                |   |  |   |  |  |
| 3510 29 Street NE, Unit 120A   |               |        |           |                    |                |  |                |                         |                                |   |  |   |  |  |
|                        | Horizon       | I-G    | 4,722     | \$9.50             | \$7.05         | -  | -              | TBV                     | Sublease expiry: July 31, 2025 | Approved 'Instructional Facility' for up to 100 individuals. 2nd floor office space with 4 classrooms, 3 offices, reception area, 3 in-suite washrooms, kitchen, storage room, and lunchroom. Close proximity to public transit and C-Train <b>Available immediately</b>                      | Brody Butchart                           |   |  |  |
|  |               |        |           |                    |                |  |                |                         |                                |   | Kaile Landry                             |   |  |  |
|  |               |        |           |                    |                |  |                |                         |                                |   | <a href="#">CLICK HERE FOR MORE INFO</a> |   |  |  |
| 1245 34 Avenue NE, Unit 1, 2, & 3  |               |        |           |                    |                |  |                |                         |                                |   |  |   |  |  |
|                       | McCall        | I-G    | 6,857     | \$14.00            | \$7.07         | 3 dock doors                             | 22'            | 125 Amp                 | Negotiable                     | A mix of warehouse and showroom space with. Three dock loading doors, one with leveler. Access for 53' trailer. Make-up air plus forklift HRV included. Ample random parking available on site. Sprinklered. Racking Negotiable   | Kaile Landry                             |  |  |  |
|  |               |        |           |                    |                | Jamie Coulter                            |                |                         |                                |   |  |   |  |  |
|  |               |        |           |                    |                | <a href="#">CLICK HERE FOR MORE INFO</a> |                |                         |                                |   |  |   |  |  |
| 2135 32 Avenue NE Bay 7 & 8  |               |        |           |                    |                |  |                |                         |                                |   |  |   |  |  |
|                       | South Airways | I-C    | 5,612±    | Market             | \$6.51         | 2 Drive-in doors (12'x14')               | 15'            | TBV                     | 3-10 years                     | Great location on 32nd Ave and 19th St NE. Quality office layout. Drive-in loading doors. Zoned Industrial-Commercial allowing for a wide range of uses 2,525 SQ FT of office space 3,087 SQ FT of warehouse space. <b>Virtual tour available</b>   | Brian West                               |  |  |  |
|  |               |        |           |                    |                | Connor West                              |                |                         |                                |   |  |   |  |  |
|  |               |        |           |                    |                | <a href="#">CLICK HERE FOR MORE INFO</a> |                |                         |                                |   |  |   |  |  |

# For lease & sublease Industrial

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| South   |                    | North                  |                         | Outside of Calgary  |                |                                       |                |                             |               |  |                                 |   |
|---|--------------------|------------------------|-------------------------|---|----------------|---------------------------------------|----------------|-----------------------------|---------------|--|---------------------------------|---|
| Property  | Location           | Zoning                 | Area (SF)               | Lease Rate (PSF)  | Op Costs (PSF) | Loading                               | Ceiling Height | Power (TBV)                 | Term          | Notes  | Contact                         | Brochure  |
| 760 Highfield Dr  |                    |                        |                         |   |                |                                       |                |                             |               |  |                                 |   |
|  | Carstairs          | I-1 (Light Industrial) | 3,240 (per bay)         | \$10.50   | \$3.50         | 1 drive-in door (12' x 16') (per bay) | 22' clear      | 200 amp, 120/208 volt, 3 ph | TBV           | <div><div>ALSO FOR SALE</div><div>Located in Carstairs Links Commercial Development. Easy paved access to Highway 2A. 35 minutes from Calgary. Parking - 6 stalls per bay. Yard Space - 1,000± sq. ft. per bay. Full office and mezzanine build out to clients specifications available by on site project management team. Clean and Functional Warehouse.</div><div>CLICK HERE FOR MORE INFO</div></div> | Brian West<br><br>Connor West   |  |
| 285145 Wrangler Way   |                    |                        |                         |   |                |                                       |                |                             |               |  |                                 |   |
|  | Rocky View Country | DC-76 (Direct Control) | 4,800± with 7,500± Yard | <div>PRICE REDUCED</div> <div><del>\$15.00</del></div> <div>Starting at \$14.00</div> | \$6.34 TBV     | 14' x 16' powered dual drive in doors | 26'-29 sloped  | 200amp @ 208 volt           | 30 day notice | Located in Wrangler industrial area. Secured yard with access to dock loading ramp. New washroom and Kitchenette. Infrared heaters in shop. Easy access to Glenmore Trail SE and Stoney Trail SE. <b>Lower taxes in Rocky View County.</b>   | Aaron Gunn<br><br>Tyler Guluche |  |
| CLICK HERE FOR MORE INFO  |                    |                        |                         |   |                |                                       |                |                             |               |  |                                 |   |


# For sale Industrial

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| Property  | Location                | Zoning                         | Area (SF)       | Asking Price  | Site Size (Acres) | Loading  | Ceiling Height (tbv) | Power (tbv)                  | Taxes              | Notes  | Contact   | Brochure  |
|---|-------------------------|--------------------------------|-----------------|---|-------------------|--|----------------------|------------------------------|--------------------|--|---|---|
| 202 Canal Court, Unit E   |                         |                                |                 |   |                   |  |                      |                              |                    |  |   |   |
|    | Strathmore              | M1 (Light Industrial District) | 1,920±          | \$329,900   | -                 | Drive-in (16' x 14')   | 18'                  | TBV                          | \$2,564.74 (2022)  | <b>BACK TO MARKET</b><br>Incredible opportunity to buy industrial condo with bonus mezzanine. Pavement in front of building and graveled in the back. Close proximity to Strathmore Home Hardware Walmart and Co-op grocery store. Mezzanine 510 ± SF            | Aaron Gunn<br>Tyler Guluche                     |    |
| <a href="#">CLICK HERE FOR MORE INFO</a>  |                         |                                |                 |   |                   |  |                      |                              |                    |  |   |   |
| 6155 6 Street SE, Unit 6  |                         |                                |                 |   |                   |  |                      |                              |                    |  |   |   |
|    | Manchester              | I-G                            | 2,320           | <b>PRICE REDUCED!</b><br><del>\$695,000</del><br>Call for Details | -                 | -  | 14' clear            | 100 amps                     | \$11,888.55 (2023) | Beautifully renovated flex space with exposed wood beams and upgraded floor. Nicely designed kitchen with stainless steel appliances. Centrally located with direct exposure to Blackfoot Trail.   | Tyler Guluche<br>Jennifer Myles                 |    |
| <a href="#">CLICK HERE FOR MORE INFO</a>  |                         |                                |                 |   |                   |  |                      |                              |                    |  |   |   |
| 760 Highfield Dr  |                         |                                |                 |   |                   |  |                      |                              |                    |  |   |   |
|   | Carstairs               | L-I (Light Industrial)         | 3,240 (per bay) | <b>PRICE REDUCED!</b><br><del>\$644,760</del><br><b>\$624,900</b> | 3,240± SF per bay | 1 bay door per bay (12' x 16')                               | 22' clear            | 200 amps, 120/208 volt, 3 ph | TBV                | Located in Carstairs Links Commercial Development. Easy paved access to Highway 2A. 35 minutes from Calgary. 2 Bays - 3,240 SF each (24' x 135' F). Potential for 1,200 sq. ft. mezzanine per bay Scramble parking. Clean and Functional Warehouse.              | Brian West<br>Connor West                       |    |
| <a href="#">CLICK HERE FOR MORE INFO</a>  |                         |                                |                 |   |                   |  |                      |                              |                    |  |   |   |
| 9520 Endeavor Dr SE   |                         |                                |                 |   |                   |  |                      |                              |                    |  |   |   |
|  | Shepard Industrial Park | DC-56                          | 5,232           | \$1,425,000   | -                 | 2 Drive-in (14'x 16')  | 26'                  | 400 amps                     | TBV                | Newly constructed industrial building. Easy access to Glenmore Trail and Stoney Trail SE. Property features roof top unit with air conditioning in office. 2 offices, open area, Kitchenette, and wheelchair accessible washroom (in warehouse).                 | Jamie Coulter<br>Brody Butchart<br>Kaile Landry |  |
| <a href="#">CLICK HERE FOR MORE INFO</a>  |                         |                                |                 |   |                   |  |                      |                              |                    |  |   |   |
| 5700 1 Street SW  |                         |                                |                 |   |                   |  |                      |                              |                    |  |   |   |
|  | Manchester              | I-G                            | 5,970           | \$1,650,000   | -                 | 2x- 12' x 16 (Drive-In door)<br>1x- 8' x 12' (Drive-In door) | 24' clear            | 200 amp (TBV)                | \$32,660.62        | Blocks from Chinook Mall/LRT Station. Corner double condo bay, with extra windows and lots of natural light. Small office component, double washrooms. 2nd floor includes washroom, change room, kitchen area, common area. Coolers can be included if required. | Aaron Gunn<br>Tyler Guluche                     |  |
| <a href="#">CLICK HERE FOR MORE INFO</a>  |                         |                                |                 |   |                   |  |                      |                              |                    |  |   |   |











# For sale Industrial

| Property                                 | Location             | Zoning | Area<br>(SF) | Asking<br>Price | Site<br>Size<br>(Acres) | Loading    | Ceiling<br>Height<br>(tbv) | Power<br>(tbv)              | Taxes       | Notes   | Contact                               | Brochure  |
|--|----------------------|--------|--------------|-----------------|-------------------------|------------|----------------------------|-----------------------------|-------------|---|---------------------------------------|---|
| 4250 Ogden Road SE                       | Alyth/<br>Bonnybrook | I-G    | 6,646        | Market          | 1 Acres                 | 4 Drive-in | 23'                        | 800amp/<br>600volt<br>(TBV) | \$39,230.05 | Rare opportunity to lease or purchase a centrally-located stand alone building with over 1 acre (+/-) of fully fenced yard. The building is currently a manufacturing facility equipped with heavy power and trench systems throughout. | Aaron<br>Gunn<br><br>Tyler<br>Guluche |  |
| <a href="#">CLICK HERE FOR MORE INFO</a> |                      |        |              |                 |                         |            |                            |                             |             |   |                                       |   |


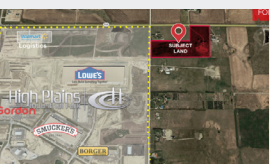

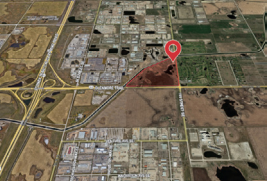


# For sale Land

1 0

| Property  | Location          | Zoning                       | Site Size Acres | Asking Price | Price per Acre | Legal                        | Notes  | Contact                     | Brochure  |
|---|-------------------|------------------------------|-----------------|--------------|----------------|------------------------------|--|-----------------------------|---|
| <b>5805 17 Avenue SE</b><br>           | Elliston Park     | I-B<br>(Industrial Business) | 4.08            | \$3,650,000  | Contact        | P5527HK;1                    | <b>DEVELOPMENT LAND - SHOVEL READY</b><br>Max height: 16 meters. Floor Area Ratio: 1.33 (133,628 Sq.Ft). Traffic count: 28,000 cars per day. 15 min from Downtown and YYC International Airport 1km west of Stoney Trail and East Hills Shopping Centre<br><br><a href="#">CLICK HERE FOR MORE INFO</a>  | Brian West<br>Connor West   |    |
| <b>5620 94 Avenue SE</b><br>           | Section 23        | I-G                          | 4.69            | Market       | Contact        | Plan 8310180, Lot 4          | Located in Calgary Southeast, the city's largest industrial submarket. Just off 52 Street SE & Glenmore Trail SE, offering quick and easy access to major thoroughfares. The land is in close proximity to a major industrial areas providing access to labour and transit routes. Buildings to remain on site, cars and racking to be removed. Heavy compacted gravelled site. Minutes from 68th Street Logistics Park 2.2 million square foot logistics.<br><br><a href="#">CLICK HERE FOR MORE INFO</a> | Aaron Gunn<br>Tyler Guluche |    |
| <b>292018 Wagon Wheel Link</b><br>    | Rocky View County | DC-99                        | 2.5             | \$1,750,000  | \$700,000      | Plan 0810343, Block 3, Lot 1 | <b>DEVELOPMENT LAND</b><br>Site services include electric and natural gas at property line. Zoned DC-99 allowing a wide range of variety of uses. Excellent access to HWY-2.<br><br><a href="#">CLICK HERE FOR MORE INFO</a>   | Brian West<br>Connor West   |  |
| <b>Carstairs Commercial Land</b><br> | Carstairs         | I-1<br>(Light Industrial)    | 7.02            | \$2,485,000  | \$350,000      | TBV                          | Site services include town water and sewer; underground electricity, natural gas and telephone. Paved roads. All levies paid. Excellent access to Hwy #2 (QE II). Located 30 minutes, 46 kms, North of Calgary. Owner will install all Services.<br><br><a href="#">CLICK HERE FOR MORE INFO</a>   | Brian West<br>Connor West   |  |

# For sale Land

1 1

| Property  | Location                 | Zoning                                    | Site Size Acres | Asking Price   | Price per Acre | Legal   | Notes   | Contact   | Brochure  |
|---|--------------------------|---|-----------------|--|----------------|---|---|---|---|
| <b>Wheatland County</b>   |                          |   |                 |  |                |   |   |   |   |
|    | Wheatland County         | I-G                                       | 11.95           | <b>PRICE REDUCED</b><br><del>\$1,099,400</del><br><b>\$899,000</b> | \$75,230       | Plan:<br>1310586<br>Block: 1<br>Lot: 5                                  | Site services include electric and natural gas at property line. Located 25 minutes (37 km) East of Calgary, in between Strathmore and Chestermere. Excellent access to Trans Canada Highway (Hwy-1).   | Brian West<br>Connor West                       |    |
| <a href="#">CLICK HERE FOR MORE INFO</a>  |                          |   |                 |  |                |   |   |   |   |
| <b>2020 100 Avenue NE</b>   |                          |   |                 |  |                |   |   |   |   |
|    | Freeport Industrial Park | I-G                                       | 37.31±          | Market   | Contact        | Plan<br>920HT,<br>Block A   | <b>DEVELOPMENT SITE FOR SALE</b><br>Services at property line. Zoned Industrial General (I-G). Excellent access to Deerfoot Trail. Located 1 block north of Airport Trail NE at 19th Street NE. Surrounded by new development including Oxford Airport Industrial Park, Loblaw's distribution, Sleeman's Brewery, Brandt Machinery and Hotels.  | Jim Balfour<br>Aaron Gunn                       |    |
| <a href="#">CLICK HERE FOR MORE INFO</a>  |                          |   |                 |  |                |   |   |   |   |
| <b>Balzac</b>   |                          |   |                 |  |                |   |   |   |   |
|    | Rocky View County        | R-RUR                                     | 39.13±          | Market   | Contact        | Plan<br>9211207<br>Lot 2:<br>&<br>Plan 893<br>Lk<br>Block: B            | <b>DEVELOPMENT SITE FOR SALE - 2 LOTS</b><br>Inside the Rocky view East ASP. Across the street from Lowes 1.28 Million SF distribution building. Located in the fast growing community in East Balzac Rocky View County. Close proximity to Crossiron Drive, Highway 566 offering quick access to Dwight McClellan/Metis Trail, Stoney Trail ring road and QE 2, as well as the Calgary International Airport.  | Aaron Gunn<br>Tyler Guluche                     |    |
| <a href="#">CLICK HERE FOR MORE INFO</a>  |                          |   |                 |  |                |   |   |   |   |
| <b>285110 Glenmore Trail</b>  |                          |   |                 |  |                |   |   |   |   |
|  | Rocky View County        | A-GEN<br>(Agricultural, General District) | 90.9±           | Market   | Contact        | Plan<br>1820AM,<br>Block Z  | <b>EXCELLENT EXPOSURE &amp; PRIME LOCATION</b><br>Located in the developing area just east of Calgary City limits surrounded by various existing and future commercial and industrial parks. Ideally positioned for a major commercial/retail development that can benefit from the success and traffic draws of the existing developments. Subject land parcel is within the Janet Area Structure Plan part of Phase 2. Amazing Exposure with 1/2 mile front on Glenmore Trail and easy accessed through a controlled intersection on Glenmore Trail and 100 Street. | Jamie Coulter<br>Brody Butchart<br>Kaile Landry |  |
| <a href="#">CLICK HERE FOR MORE INFO</a>  |                          |   |                 |  |                |   |   |   |   |
| <b>Hwy 27 &amp; Hwy 2A</b>  |                          |   |                 |  |                |   |   |   |   |
|  | Olds                     | UR  | 150             | \$4,488,000  | \$30,000       | SW 1/4,<br>Section 4,<br>Township 33, Range 1, West of the 5th Meridian | Located within the Town limits. Adjacent to existing Residential & Commercial development and Olds College. Town services and utilities are at the property line. 7 kilometers west of Hwy 2. Frontage on both Hwy 27 and Hwy 2A.   | Brian West<br>Connor West                       |  |
| <a href="#">CLICK HERE FOR MORE INFO</a>  |                          |   |                 |  |                |   |   |   |   |

# Our sales team

## **Garry Bobke** | *SIOR, CCIM*

President

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