

The logo for NAI Advent, featuring the letters 'NAI' in a bold, black, sans-serif font, with a red diagonal line through the 'A'. The word 'Advent' is in a smaller, grey, sans-serif font to the right.

NAIAdvent

INDUSTRIAL LISTINGS

November 2023



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For Lease & Sublease

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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 | | | |
| <p>11979 40 Street SE, Unit 317</p> <p>New Listing</p>  | East Shepard Industrial | I-G | 1,362 | \$1,875 per month | \$7.63 | 1 drive-in 12'x12' | 13' clear | 208/120V,3 phase, 100 amp | 5 years | <p>OFFICE / WAREHOUSE</p> <p>Includes 2 assigned parking stalls and additional on-street parking is available.</p> <p>CLICK HERE FOR INFO</p> | Kaile Landry Jennifer Myles |  | | | |
| <p>12204 40 Street SE, Unit 40</p> <p>New Listing</p>  | East Shepard Industrial | I-G | 2,543 | \$3,360 per month | \$8.52 | 1 drive-in 12'x12' | 15' clear in warehouse | 208/120V,3 phase, 100 amp | 5 years | <p>OFFICE / WAREHOUSE</p> <p>12' x 12' overhead drive in door and 38' loading depth 6 assigned parking stalls and additional on street parking.</p> <p>CLICK HERE FOR INFO</p> | Kaile Landry Jennifer Myles |  | | | |
| <p>3416 114 Avenue SE</p> <p>New Listing</p>  | Shepard Industrial | I-C | 3,312 | \$4,500 per month | \$7.95 | 1 drive-in 12'x12' | 18' clear in warehouse | 208/120V,3 phase, 100 amp | 5 years | <p>OFFICE / SHOWROOM / WAREHOUSE</p> <p>Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail. Signage exposure to 29,000 vehicles per day (City of Calgary traffic count). Available May 1, 2024</p> <p>CLICK HERE FOR INFO</p> | Kaile Landry Jennifer Myles |  | | | |
| <p>6143 4 Street SE</p>  | Manchester | I-G | Bay 1-2 3,467± | \$15.00 \$14.00 | \$6.60 | 1 double man door (overhead door can be installed) | 14' clear | 200 amps | 5 years | <p>Located in a well maintained building with great signage. End cap unit with an abundance of windows and natural light. Excellent central location close to various amenities. The bay consists of 2 offices, a washroom, and kitchenette</p> <p>CLICK HERE FOR MORE INFO</p> | Brody Butchart Jennifer Myles Kaile Landry |  | | | |

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 | | | |
| <p>11031 72 Street SE</p>  | East Shepard | I-G | 4,966± | Market | \$6.50 | 2 - 12' x 14' Drive-in Doors | 16'3" clear | 200 amps | Negotiable | <p>Opportunity to sublease Industrial space with a fenced, heavy compacted yard. Space features: Radiant heat, make-up air, power doors, drain, LED lights, air lines throughout and alarm system.</p> <p>CLICK HERE FOR MORE INFO</p> | Tyler Guluche Aaron Gunn |  | | | |
| <p>4412 Manilla Road SE</p>  | Manchester | I-G | 2,008-5,767 | Market | \$7.80 | Man door | - | - | Negotiable | <p>FLEX SPACE VARIOUS OPTIONS Excellent location in the heart of a thriving business district, offering high visibility. Within minutes drive to Chinook Mall Shopping Centre. Various demising and configuration. Landlord open to buildout options. Available immediately.</p> <p>CLICK HERE FOR MORE INFO</p> | Tyler Guluche Aaron Gunn |  | | | |
| <p>3916 56 Avenue SE, Unit B</p>  | Foothills | I-G | 9,400 | \$9.00 \$8.00 | \$4.75 | 3 Dock-doors with access to drive-in door | 26' | TBV | Negotiable | <p>Rare opportunity to sublease in the heart of Foothills Industrial Park. Forced air and radiant heaters in warehouse area. Partially paved, graveled, and fully fenced site. Quick access to Barlow Trail SE, Peigan Trail SE, and Deerfoot Trail</p> <p>CLICK HERE FOR MORE INFO</p> | Tyler Guluche Aaron Gunn |  | | | |
| <p>6520 68 Street SE</p>  | Starfield Industrial | I-O | 1.34 Acres | \$6,900/ mo | - | - | - | - | Negotiable | <p>TRUCK/TRAILER PARKING OR STORAGE Great location with quick access to 61 Ave SE and Stoney Trail. Graveled and compacted. Semi-serviced. Gross rent includes: Super Save Disposal, GFL Environmental Disposal, Rhino Porta-Potties, 24-hour gate access thru VIZpin app and snow removal.</p> <p>CLICK HERE FOR MORE INFO</p> | Kaile Landry |  | | | |





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 | |
| 7032 Farrell Road SE | | | | | | | | | | | | | |
|  | Fairview Industrial | I-G | 10,470 ± on 1 Acres | \$13.50 | \$5.50 | 4 - 12' x 14' Drive-in door 1 - 14' x 14' Drive-in door | 16' | 400 amp | Negotiable | Newly renovated industrial building. Features new paint throughout warehouse, new paint & carpet in the office. 5 drive in doors (can be configured as drive through). 930 sf of showroom space. | Tyler Guluche Aaron Gunn |  | |
| | | | | | | | | | | | CLICK HERE FOR MORE INFO | | |
| 840 26 Avenue SE | | | | | | | | | | | | | |
|  | Alyth/Bonnybrook | I-E | 13,304 | \$15.00 | TBV | 6 Drive-in doors 2 x 16' x 18' 3 x 10' x 10' 1 x 14 x 12 | - | TBV | 5+ years | CORNER SITE FOR SALE OR LEASE The property features 3 buildings on 1.03 acre of land, fully paved and fenced. n Building 1 has 3,000 SF office and 4,000 SF warehouse space. Enjoy direct exposure to Dartmouth Road SE, with approximately 16,000 vehicles per day. Available on December 1, 2023 | Tyler Guluche Aaron Gunn |  | |
| | | | | | | | | | | | CLICK HERE FOR MORE INFO | | |
| 3631 8 Street SE | | | | | | | | | | | | | |
|  | Highfield | I-G | 19,623 | \$6.50 | \$6.07 inclusive of utilities | 1 Driv-in door | - | - | negotiable | Functional space great for warehousing, storage and staging. Drive in 10'(H) x 8"(W). Ample parking plus a bus route on 34 Avenue SE. Great central location, facing 8th Street SE, with quick access to Blackfoot Trail, bus routes and the Downtown Core. Located in a professionally managed building. | |  | |
| | | | | | | | | | | | CLICK HERE FOR MORE INFO | | |



For lease & sublease Industrial

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|--|----------------|--------|-----------|--------------------|----------------|--------------------|----------------|----------------|-----------------------------|--|--|---|--|
| Property | Location | Zoning | Area (SF) | Lease Rate (PSF) | Op Costs (PSF) | Loading | Ceiling Height | Power (TBV) | Term | Notes | Contact | Brochure | |
| <p>2010 30 Avenue NE, Bay 8A</p>  | South Airways | I-C | 2,140± | Market | \$6.51 (2022) | - | 18' clear | 100 amps (TBV) | 3-5 years | <p>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.</p> <p>CLICK HERE FOR MORE INFO</p> | Brian West Connor West |  | |
| <p>2135 32 Avenue NE, Bay 4</p>  | South Airways | I-C | 2,806± | Market | \$6.65 (2023) | 1 drive-in door | 14' | 100 amps | Available: December 1, 2023 | <p>Excellent location, situated on 32nd Avenue NE and 19th Street NE, offering high visibility and accessibility. Plenty of scramble parking. Drive-in Loading. Zoning I-C (Industrial Commercial)</p> <p>CLICK HERE FOR MORE INFO</p> | Brian West Connor West |  | |
| <p>324 16 Avenue NW</p>  | Mount Pleasant | C-COR1 | 3,770± | Market | \$9.00 | 4 service doors | 13'-14' clear | TBV | | <p>BACK TO MARKET</p> <p>Property features service desk/ waiting room, 2 washrooms, 2 offices, and large service bay. 4 Service doors - 2 at 12' height x 18' wide (drive-through bay) and 2 additional bays at 12' height x 10' wide.</p> <p>CLICK HERE FOR MORE INFO</p> | Tyler Guluche Aaron Gunn |  | |
| <p>1919 27 Avenue NE, Unit 120</p>  | South Airways | I-G | 3,809± | \$12.00 | \$6.71 | 12' X 14' Drive-in | 18' clear | 200 amp (TBV) | Negotiable | <p>Busy high traffic location near restaurants, Sunridge. The Unit features air-conditioned offices, gas fired and overhead furnaces, T8 lighting throughout and large front windows. 10 minute drive to Downtown. Trench drain with grease interceptor.</p> <p>CLICK HERE FOR MORE INFO</p> | Kaile Landry Jennifer Myles Brody Butchart |  | |











For lease & sublease Industrial

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|---|---------------------------|--------|--------------------|------------------|----------------|---|----------------|-------------|--------------------------------|--|--|---|
| Property | Location | Zoning | Area (SF) | Lease Rate (PSF) | Op Costs (PSF) | Loading | Ceiling Height | Power (TBV) | Term | Notes | Contact | Brochure |
| <p>3510 29 Street NE, Unit 120A</p>  | Horizon | I-G | 4,722 | \$9.50 | \$7.05 | - | - | TBV | Sublease expiry: July 31, 2025 | Approved 'Instructional Facility' for up to 70 students. Ideal for a private college or training facility. 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 Available immediately | Brody Butchart Kaile Landry Jennifer Myles |  |
| CLICK HERE FOR MORE INFO | | | | | | | | | | | | |
| <p>635 36 Street NE</p>  | Greenview Industrial Park | I-R | 5,735 | \$16.00 | TBV | 1 - 12' x 14' drive-in door 1 - 8'5" x 10' dock door | 20'7" clear | 200 amps | 5+ years | Lease or purchase a corner site standalone building in Greenview. The property features multiple access points, all with direct exposure. Efficiently equipped with Dock & Drive-In Loading. Office space has optimal layout. HD Video Camera Surveillance. Warehouse includes a dual compartment sump, | Tyler Guluche Aaron Gunn |  |
| CLICK HERE FOR MORE INFO | | | | | | | | | | | | |








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 | |
| <p>760 Highfield Dr</p>  | 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 | <p>ALSO FOR SALE</p> <p>Located in Carstairs Links Commercial Development. Easy paved access to Highway 2A. 35 minutes from Calgary. 4 Bays - 3,240 sq. ft. each (24' feet x 135' feet). Potential for 1,200 sq. ft. mezzanine per bay. Scramble parking. Clean and Functional Warehouse. Occupancy available immediately</p> <p>CLICK HERE FOR MORE INFO</p> | Brian West Connor West |  | |

For sale Industrial

| Property | Location | Zoning | Area (SF) | Asking Price | Site Size (Acres) | Loading | Ceiling Height (tbv) | Power (tbv) | Taxes | Notes | Contact | Brochure |
|--|---------------------------|--------------------------------|-----------------|--|-------------------|--|----------------------|------------------------------------|-------------------------|--|--|---|
|  <p>202 Canal Court, Unit E</p> | Strathmore | M1 (Light Industrial District) | 1,920± | \$329,900 | - | Drive-in (16' x 14') | 18' | TBV | \$2,564.74 (2022) | <p>BACK TO MARKET</p> <p>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</p> <p>CLICK HERE FOR MORE INFO</p> | Tyler Guluche Aaron Gunn |  |
|  <p>6151 6 Street SE</p> | Manchester | I-G | 2,142± | \$625,000 | - | 1 dock door (53' trailer access) | 14' clear | 100 Amps, 250 Volts, 3 Phase (TBV) | \$12,284.63 (est. 2023) | <p>Prime location with signage and direct exposure to Blackfoot Trail. Versatile property offering a combination of warehouse and showroom spaces. Well-equipped with a single dock loading door designed to accommodate 53' trailers.</p> <p>CLICK HERE FOR MORE INFO</p> | Jennifer Myles Kaile Landry Brody Butchart |  |
|  <p>760 Highfield Dr</p> | Carstairs | L-I (Light Industrial) | 3,240 (per bay) | <p>PRICE REDUCED!</p> <p>\$644,760</p> <p>\$624,900</p> | 3,240± SF per bay | 1 bay door per bay (12' x 16') | 22' clear | 200 amps, 120/208 volt, 3 ph | TBV | <p>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.</p> <p>CLICK HERE FOR MORE INFO</p> | Brian West Connor West |  |
|  <p>9520 Endeavor Dr SE</p> | Shepard Industrial Park | DC-56 | 5,232 | \$1,425,000 | - | 2 Drive-in (14'x 16') | 26' | 400 amps | TBV | <p>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).</p> <p>CLICK HERE FOR MORE INFO</p> | Jamie Coulter Brody Butchart Kaile Landry |  |
|  <p>635 36 Street NE</p> | Greenview Industrial Park | I-R | 5,735 | \$2,450,000 | 0.3 | <p>1 - 12' x 14' drive-in door</p> <p>1 - 8'5" x 10' dock door</p> | 20'7" | 200 amps | \$31,787.72 (2023) | <p>LEASE OR PURCHASE A CORNER SITE</p> <p>standalone building in Greenview. The property features multiple access points, all with direct exposure. Efficiently equipped with Dock & Drive-In Loading. Office space has optimal layout. HD Video Camera Surveillance. Warehouse includes a dual compartment sump,</p> <p>CLICK HERE FOR MORE INFO</p> | Tyler Guluche Aaron Gunn |  |



For sale Industrial

| Property | Location | Zoning | Area (SF) | Asking Price | Site Size (Acres) | Loading | Ceiling Height (tbv) | Power (tbv) | Taxes | Notes | Contact | Brochure |
|--|---------------------------|--------|-----------|-------------------------|-------------------|------------------|----------------------|------------------------------|--------------------|--|-----------------------------|---|
|  <p>605 & 609 35 Avenue NE</p> | Greenview Industrial Park | | | | | | | | | | Tyler Guluche Aaron Gunn | |
| SOLD | | | | | | | | | | | | |
|  <p>840 26 Avenue SE</p> | Alyth/Bonnybrook | I-E | 13,304 | \$2,540,000 | 1.03 | 6 Drive-in doors | - | 100 amps, 3 phase, 208 volts | TBV | <p>CORNER SITE FOR SALE OR LEASE</p> <p>The property features 3 buildings on 1.03 acre of land, fully paved and fenced. n Building 1 has 3,000 SF office and 4,000 SF warehouse space. Enjoy direct exposure to Dartmouth Road SE, with approximately 16,000 vehicles per day. Available on December 1, 2023</p> <p>CLICK HERE FOR MORE INFO</p> | Tyler Guluche Aaron Gunn |  |
|  <p>319 38A avenue SE & 320 39 Avenue SE</p> | Manchester | I-G | 11,452± | Market | 0.92 | 6 Drive-in | 13'-21' | TBV | \$56,875.73 | <p>This prime location comprises of two adjacent parcels, situated in the heart of Manchester. Centrally located, providing seamless access to major public transportation routes, including direct proximity to the LRT Station (39 Avenue C-Train Station) .</p> <p>CLICK HERE FOR MORE INFO</p> | Tyler Guluche Aaron Gunn |  |
|  <p>333 28 Street NE</p> | Franklin Meridian | I-G | 17,410 | \$3,880,000 (\$233 PSF) | - | 6 Dock doors | 18' clear | 400 amps @ 208 volts | \$47,681.56 (2023) | <p>Centrally located industrial condo, situated in the heart of a bustling commercial district. The property is clean, well-maintained, featuring a large rectangular warehouse with 6 dock doors. 2nd floor open concept office space. Open and bright showroom space. Space was completely remodeled in 2018. 1</p> <p>CLICK HERE FOR MORE INFO</p> | Tyler Guluche Aaron Gunn |  |

For sale Land

| Property | Location | Zoning | Site Size Acres | Asking Price | Price per Acre | Legal | Notes | Contact | Brochure |
|--|-------------------|----------------------------|-----------------|---|--|----------------------------------|---|---------------------------------|---|
|  <p>134 Gateway Drive NE</p> | Airdrie, AB | DC-27B | 1.16 | \$1,599,000 | - | Plan 1212718, Block 4, Lot 15 | <p>FULLY SERVICED LAND</p> <p>Currently generating \$10,000 net rent per month. Tenants can stay or vacate. Compacted recycled asphalt throughout the site. Chain link fence surrounding the site. Office trailer included in purchase price. Renderings and DP in place to build a 15,000 square foot. industrial / commercial building</p> <p>CLICK HERE FOR MORE INFO</p> | Jamie Coulter Brody Butchart |  |
|  <p>5805 17 Avenue SE</p> | Elliston Park | I-B (Industrial Business) | 4.08 | \$3,650,000 | Contact | P5527HK;1 | <p>DEVELOPMENT LAND - SHOVEL READY</p> <p>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</p> <p>CLICK HERE FOR MORE INFO</p> | Brian West Connor West |  |
|  <p>292018 Wagon Wheel Link</p> | Rocky View County | DC-99 | 2.5 | \$1,750,000 | \$700,000 | Plan 0810343, Block 3, Lot 1 | <p>BACK TO MARKET - DEVELOPMENT LAND</p> <p>Site services include electric and natural gas at property line. Zoned DC-99 Cell A allowing a wide range of variety of uses. Excellent access to HWY-2.</p> <p>No outdoor Industrial storage will be permitted</p> <p>CLICK HERE FOR MORE INFO</p> | Brian West Connor West |  |
|  <p>610 & 620 Roundhouse Road</p> | Hanna, AB | HWY-C (Highway Commercial) | 6.99± | <p>Lot 1 \$265,000 \$244,800</p> <p>Lot 2 \$815,000 \$788,200</p> | <p>Lot 1 \$195,000 \$185,00</p> <p>Lot 2 \$145,000 \$140,000</p> | Plan 0313132, Block 2, Lot 1 & 2 | <p>PRICE REDUCED - 6.99 ACRES - HIGHWAY COMMERCIAL</p> <p>Located two hours northeast of Calgary and only 40 min from Drumheller. Close proximity to Highway 9 at the main entrance/exit to the town of Hanna Land is currently subdivided into 2 lots of 1.36 acres and 5.63 acres</p> <p>CLICK HERE FOR MORE INFO</p> | Brian West Connor West |  |
|  <p>Carstairs Commercial Land</p> | Carstairs | I-1 (Light Industrial) | 7.02 | \$2,485,000 | \$350,000 | TBV | <p>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.</p> <p>CLICK HERE FOR MORE INFO</p> | Brian West Connor West |  |

For sale Land

| Property | Location | Zoning | Site Size Acres | Asking Price | Price per Acre | Legal | Notes | Contact | Brochure |
|---|--------------------------|--------|-----------------|--|--|---|--|-----------------------------|---|
| Wheatland County | | | | | | | | | |
|  | Wheatland County | I-G | 11.95 | PRICE REDUCED \$1,099,400 \$899,000 \$799,000 | \$75,230 \$66,860 | Plan: 1310586 Block: 1 Lot: 5 | FURTHER PRICE REDUCTION! 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 Connor West |  |
| 2020 100 Avenue NE | | | | | | | | | |
|  | Freeport Industrial Park | I-G | 37.31± | Market | Contact | Plan 920HT, Block A | DEVELOPMENT SITE FOR SALE 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, Loblaws distribution, Sleeman's Brewery, Brandt Machinery and Hotels. | Jim Balfour Aaron Gunn |  |
| Balzac | | | | | | | | | |
|  | Rocky View County | R-RUR | 39.13± | Market | Contact | Plan 9211207 Lot 2: & Plan 893 Lk Block: B | DEVELOPMENT SITE FOR SALE - 2 LOTS 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. | Tyler Guluche Aaron Gunn |  |
| Hwy 27 & Hwy 2A | | | | | | | | | |
|  | Olds | UR | 150 | \$4,488,000 | \$30,000 | SW 1/4, Section 4, 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 Connor West |  |

Investment Sales Industrial

| Property | Location | Zoning | Site Size/ Available Area | Sale Price | Notes | Contact | Brochure |
|---|---------------|--------|------------------------------|-------------|---|---|---|
| <p>2730 23 Street NE</p>  | Vista Heights | C-COR3 | 9,229 SF on 1.31 Acres | \$4,999,000 | <p>INVESTMENT OR OWNER/USER</p> <p>Currently leased to 2 separate tenants, a car dealership and mechanic shop, until January 1, 2028. The Tenants pay a combined net rent of \$34,500 per month. Property consists of a large showroom, multiple private offices, parts department and a vehicle service bay. Situated in a convenient location just off Barlow Trail.</p> <p>CLICK HERE FOR MORE INFO</p> | <p>Brody Butchart</p> <p>Jamie Coulter</p> |  |
| <p>4203-4211 17 Street SE</p>  | Bonnybroke | I-R | 14,208 on 0.59 Acre | \$2,799,000 | <p>Fully leased multi-tenanted industrial building in the Bonnybrook area. 5 different tenants consisting of automotive and industrial users. Bay sizes ranging from 1,500 to 3,700 square feet. Each unit has drive-through loading. The building is situated in the central market with easy access to Deerfoot Trail, Blackfoot Trail, and Ogden Road SE. To receive more information please request the confidentiality agreement from one of our listing agents.</p> <p>CLICK HERE FOR MORE INFO</p> | <p>Larry Gurtler</p> <p>Jamie Coulter</p> <p>Brody Butchart</p> |  |
| <p>4041 74 Avenue SE</p>  | Foothills | I-G | 38,286 on 2.44 Acre | \$6,699,900 | <p>INVESTMENT OPPORTUNITY</p> <p>Fully Leased multi-tenanted Industrial Building with direct exposure to Barlow Trail. A good mix of 9 different tenants. Each unit contains a good mixture of office and warehouse space. Bay sizes ranging from 2,600 to 5,600 square feet. Ample parking on site. The building is situated in a convenient location just off of Glenmore Trail and Barlow Trail SE. To receive more information please request the confidentiality agreement from one of our listing agents.</p> <p>CLICK HERE FOR MORE INFO</p> | <p>Larry Gurtler</p> <p>Jamie Coulter</p> <p>Brody Butchart</p> |  |

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