

The logo for NAI Advent, featuring the letters 'NAI' in a bold, black, sans-serif font, followed by 'Advent' in a similar font. A red diagonal line cuts through the 'A' in 'NAI'.

**NAI**Advent

# MULTI-FAMILY LISTINGS

July 2023



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# Investment Sales Multi-Family & Land

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|--|---------------------------|-------------------|------------------------------|--|---|----------------|---|
| <p>2440 14 Street SW</p>      | Lower Mount Royal         | M-C2              | 8,826 SF                     | <p><b>PRICE REDUCED</b></p> <p>\$2,400,000<br/>\$2,099,000</p> | <p><b>7 UNIT APARTMENT BUILDING</b></p> <p>4 units are 1600 sqft three bedroom townhouses. 3 units are 800 sqft one bedroom. Heated underground parking. In-suite laundry in all units. Unit 101 is already renovated. Tenants pay all utilities. 5 cap rate in-place. Blocks from 17th Avenue SW Calgary's. Retail &amp; Entertainment District filled with restaurants, shops and services.</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>   | Joy Daklala    |    |
| <p>733 44 Avenue NW</p>       | Highwood                  | M-C1              | 12,587 SF                    | <p><b>PRICE REDUCED</b></p> <p>\$2,388,000<br/>\$2,088,000</p> | <p><b>9 UNIT VALUE ADD INVESTMENT PROPERTY</b></p> <p>Large 3 and 2 bedroom units. Nearby schools and parks. Walking distance to Nosehill Park Outdoor pool across the street 10 minute drive to Brentwood Village Shopping Centre and Deerfoot City. 15 minute drive to YYC International Airport Only 10 minute drive to the University of Calgary, Within a few minute drive to Safeway. Easy access to John Laurie Blvd, McKnight Blvd, Centre Street, and Deerfoot Trail. Close proximity to future Green-Line LRT</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p> | Joy Daklala    |    |
| <p>412 24 Ave NE</p>         | Winston Height/ Mountview | C-COR 1 f2.5, h16 | 16,272 SF                    | \$2,000,000  | <p><b>MULTI-FAMILY DEVELOPMENT SITE</b></p> <p>Located in the community of Winston Heights/Mountview in North East Calgary. Nearby amenities include grocery store, restaurants and other retailers and services. Great access to Confederation park and number of neighborhood parks and playgrounds.</p>  | Harvey Russell |  |
| <p>4 Sage Hill Rise NW</p>  | Sage Hill                 | R-2M              | 1.98 Acres                   | \$1,600,000  | <p><b>DEVELOPMENT SITE FOR SALE</b></p> <p>Located three blocks from The Rise in Sage Hill – a development that will include commercial, retail and medical. Close to the future Sage Hill transit hub. Just minutes away from Sage Hill Crossing which has a WalMart Supercenter, restaurants, medical and retail. Direct access to Symons Valley Road. Close to Kenneth D Taylor elementary school</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>  | Harvey Russell |  |

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| <b>Silverton</b>  |   |  |                                     |                |   |                |   |
|    | Silverton                                   | M-2  | 1.99 Acres                          | \$3,000,000    | <p><b>MULTI-RESIDENTIAL DEVELOPMENT SITE</b></p> <p>Located as part of Silverton - Calgary's newest vibrant communities set to open in 2023. Designed to beautifully balance the relationship between natural and urban living and surrounded by a variety of established amenities, including shops, playgrounds, schools, parks, and natural areas, Silverton residents can enjoy a walkable, tree-lined community conveniently located near all the essentials. Steps away from the future LRT station, which will connect Silverton's residents to city-wide possibilities</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>  | Harvey Russell |    |
| <b>320 5 Avenue SE</b>  |   |  |                                     |                |   |                |   |
|    | Downtown Calgary                            | CR20-C20/R20   | 2.83± Acres                         | Contact Broker | <p><b>FULL BLOCK HIGH DENSITY SITE</b></p> <p>An exceptional PROPERTY DETAILS opportunity to develop a full-block site steps from the vibrant East Village neighbourhood. The property has been rezoned allowing for a high-density mixed-use project up to 20 FAR with density bonusing. The scale of the site and access from four street frontages creates a blank canvas for a developer to design a landmark multi-phase / multi-tower project with efficient configuration and a multitude of massing options. Flexible CR20-C20/R20 zoning allows for rental, condo, hotel and a wide variety of commercial uses</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p> | Harvey Russell |    |
| <b>2140 2 Avenue NE</b>   |   |  |                                     |                |   |                |   |
|   | High River                                  | TND  | 5.04 Acres                          | \$2,142,000    | <p><b>SUNRISE MEADOWS MULTI-FAMILY SITE</b></p> <p>Located 44 km south of Calgary City limits, High River is a vibrant, people-first community, considered to be the back door to the Kananaskis County. It offers everyday small-town charm, beautiful scenery and authentic, western hospitality. The Town of High River offers municipal services that provide residents with a high quality of life, safety and security, modern amenities and infrastructure, a healthy urban environment and responsible future growth. A business-friendly community offering many opportunities and small-town advantages.</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>      | Harvey Russell |  |
| <b>1016 Short RD NW &amp; 1830 Sarcee TR NW</b>                                   |   |  |                                     |                |   |                |   |
|  | 1016 Short Road NW and 1830 Sarcee Trail NW | S-FUD Special Purpose - Future Urban Development under Land Use Bylaw IP2007 | 39.74 Gross Acres / 22.00 Net Acres | \$11,500,000   | <p><b>RESIDENTIAL DEVELOPMENT LAND - BOW RIVER ESTATES - TRENDY "URBAN VILLAGE" DEVELOPMENT OPPORTUNITY</b></p> <p>The site is strategically located off of Sarcee Trail W overlooking 16th Avenue NW/ Trans Canada HWY as part of a rapidly developing area. The site offers quick &amp; easy access to major transportation routes, shopping and recreation. It is envisioned to be a trendy "Urban Village" with a variety of single-family and multi-family uses. The community would have an abundance of green space. Surrounded by parks, walkways and bike paths along the Bow River.</p>   | Harvey Russell | <b>Please Contact Agent</b>   |

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| <p>525 HWY 22</p>                          | Cochrane          | UR-R             | 40.00± Acres                 | \$8,000,000  | <p><b>SPECTACULAR MOUNTAIN VIEWS!</b></p> <p>Future Development Land located in Cochrane Town Limits. Excellent Location adjacent to Sunset Ridge – Phase 3. New Highway 22 Access from this Property is approved. Significant Rental Income, until Development commences</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>  | Harvey Russell<br>Jamie Coulter |    |
| <p>Springbank, AB</p>                      | Rocky View County | A-GEN            | 88.44 Acres                  | \$7,392,00   | <p>Springbank is a rural community within the Municipal District of Rockyview located just west of Calgary's city limits and offering country living on the edge of Alberta's majestic Foothills. Located east of Highway 22, south of the Bow River. Both the Trans-Canada Highway and Lower Springbank Road (north of Highway 8) connect Springbank to Calgary. Once a rural community, Springbank has evolved into a thriving community offering exclusive acreage properties with quick and easy access to "city amenities".</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p>   | Harvey Russell                  |    |
| <p>Alpine Trails Land<br/>Fernie, BC</p>  | Fernie, BC        | R1B<br>R-R<br>R3 | 228± Acres                   | <p>\$8,350,000 (CAD)</p> <p>\$36,623 /Acre (CAD)</p> | <p><b>ALPINE TRAILS MOUNTAIN COMMUNITY DEVELOPMENT LANDS FOR SALE!</b></p> <p>10 min from Fernie Alpine Ski Resort. Fernie's premier mountain residential property development. Areas 1 to 5 already complete and 100% sold out. Zoned R1B (single detached plus residential), R3 (multi-family residential) and R-R (rural residential). Proposed for 128 single family lots, 5 multi-family lots, and 1 rural residential lot. Total of 201 Units. Great location, near excellent amenities, within city limits. Beautiful view of the mountains with South &amp; SW location giving great exposure to the sun. Located less than 5 minutes to the historical Downtown of Fernie. Property is fronting Hwy 3 - a major national transportation route. Full municipal services available at the property line. Strong architectural design guidelines in place for completed development.</p> <p><a href="#">CLICK HERE FOR MORE INFO</a></p> | Jamie Coulter<br>Tom Gorman     |  |

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