



NAIAdvent

MULTI-FAMILY LISTINGS

November 2023

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For Sale

Multi-Family & Land 3 – 4



NAI Advent Team

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<p>1121 37 Street SW</p>  	Rosscarrock	M-C2	6,857	\$1,995,000	<p>8 UNIT APARTMENT BUILDING</p> <p>Directly across the street from Safeway and Walmart. New bike paths and extended walking paths along 37th Street SW. Across from Westbrook Mall and LRT Station New membrane roof 2019. Concrete building. Nearby 17th Avenue restaurants and pubs. Only 30 min bike ride to Downtown Core via Bow River Pathway or 17th Avenue SW.</p> <p>CLICK HERE FOR MORE INFO</p>	Joy Daklala	
<p>733 44 Avenue NW</p> 	Highwood	M-C1	12,587 SF	<p>PRICE REDUCED</p> <p>\$2,338,000 \$2,088,000</p>	<p>9 UNIT VALUE ADD INVESTMENT PROPERTY</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>CLICK HERE FOR MORE INFO</p>	Joy Daklala	
<p>4850 50 Avenue SW</p>  	Glenmorgan	-	-	\$110,000,000	<p>278-UNIT LUXURY APARTMENT BUILDING</p> <p>278 units spread across two residential buildings and a separate amenity building, the GLE offer spacious and professionally designed living space. Elevating the concept of amenities, this property boasts an expansive club house complete with its fully equipped gym and a social room with expansive deck and patio. Detailed CIM and access to property documents available upon execution of CA.</p>	Harvey Russell	
<p>1904 4 Street SW</p>  	Mission	C-COR 1 f3.0h27	37,083 SF	\$16,250,000	<p>MIXED-USE BUILDING 39 APARTMENT UNITS 5 RETAIL UNITS</p> <p>Situated in the trendy Mission district of Calgary. Facing 4th Street SW, known as Calgary's restaurant row, featuring over 35 restaurants from countries all over the world. 2 blocks to 17th Avenue Retail & Entertainment District. High-income tenant demographic. Steps from the Elbow River, Lindsay Park and MNP Community & Sport Centre. Surrounding amenities include various restaurants, pubs, fitness studios, shops, and banks</p>	Harvey Russell	

Investment Sales Multi-Family & Land

Property	Location	Zoning	Site Size/ Available Area	Asking Price	Notes	Contact	Brochure
<p>412 24 Ave NE</p> 	Winston Height/ Mountview	C-COR 1 f2.5, h16	16,272 SF	\$2,000,000	<p>MULTI-FAMILY DEVELOPMENT SITE</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>320 5 Avenue SE</p> 	Downtown Calgary	CR20-C20/ R20	2.83± Acres	Contact Broker	<p>FULL BLOCK HIGH DENSITY SITE</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>CLICK HERE FOR MORE INFO</p>	Harvey Russell	
<p>Alpine Trails Land Fernie, BC</p> 	Fernie, BC	R1B R-R R3	228± Acres	<p>\$8,350,000 (CAD)</p> <p>\$36,623 /Acre (CAD)</p>	<p>ALPINE TRAILS MOUNTAIN COMMUNITY DEVELOPMENT LANDS FOR SALE!</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 & 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>CLICK HERE FOR MORE INFO</p>	<p>Jamie Coulter</p> <p>Tom Gorman</p>	

Our sales team

Garry Bobke | *SIOR, CCIM*

President

p (403) 984-9804

e gbobke@naiadvent.com

Larry Gurtler | *SIOR, CCIM*

Vice President | Partner |

Associate Broker

p (403) 984-9811

e lgurtler@naiadvent.com

Steven Heard

Senior Associate

p (403) 984-6301

e sheard@naiadvent.com

Joshua Gill

Associate, Retail Services

p (403) 984-9808

e jgill@naiadvent.com

Blair Best

Associate, Capital Markets

p (403) 669-3969

e bbest@naiadvent.com

Liliya Chukleva

Marketing Manager

p (403) 984-9818

e lchukleva@naiadvent.com

Tom Gorman

Broker & Managing Partner

p (403) 984-9814

e tgorman@naiadvent.com

Chris Howard

Vice President | Partner

p (403) 830-6908

e choward@naiadvent.com

Jim Balfour

Senior Associate

p (403) 984-9805

e jbalfour@naiadvent.com

Kaile Landry

Associate

p (403) 984-9306

e klandry@naiadvent.com

Joy Daklala

Associate

p (403) 984-9801

e jdaklala@naiadvent.com

Peace Herman

Sales & Marketing Assistant

p (403) 984-9802

e pherman@naiadvent.com

Harvey Russell

Senior VP | Principal

p (403) 620-0667

e hrussell@naiadvent.com

Stuart Myron

Associate Broker

p (403) 850-7458

e smyron@naiadvent.com

Aaron Gunn

Senior Associate

p (403) 200-4026

e agunn@naiadvent.com

Tyler Guluche

Associate

p (403) 404-8735

e tguluche@naiadvent.com

Jennifer Myles

Associate

p (403) 975-2616

e jmyles@naiadvent.com

Nowel Bobke

Marketing Assistant

p (403) 984-9800

e nbobke@naiadvent.com

Jamie Coulter | *SIOR*

Vice President | Partner

p (403) 984-9812

e jcoulter@naiadvent.com

Brian West

Senior Associate, Advisor

p (403) 984-6303

e bwest@naiadvent.com

Brody Butchart

Senior Associate

p (403) 984-9815

e bbutchart@naiadvent.com

Connor West

Associate

p (403) 984-9803

e cwest@naiadvent.com

Rick Wong

Associate

p (403) 606-1041

e rwong@naiadvent.com



NAI Advent
3633 8 Street SE
Calgary, AB
T2G 3A5

t (403) 984-9800
w naiadvent.com