

The logo for NAI Advent, featuring the letters 'NAI' in a bold, sans-serif font with a red diagonal line through the 'A', followed by the word 'Advent' in a dark grey, sans-serif font.

**NAI**Advent

# RETAIL LISTINGS

May 2023

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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	-	<b>ONLY ONE UNIT REMAINING!</b> 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.	Chris Howard		
<a href="#">CLICK HERE FOR MORE INFO</a>												
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.	Chris Howard		
<a href="#">CLICK HERE FOR MORE INFO</a>												
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.	Chris Howard		
<a href="#">CLICK HERE FOR MORE INFO</a>												
4310 Macleod Trl SW												
	Manchester	C-COR 1f3.0h20 Commercial - Corridor 1	2,779± SF	Market	\$9.00 psf	Immediate	Surface stalls	Negotiable	<b>APPROVED FOR CANNABIS USE</b> Great location fronting Macleod Trail. Across the street from desirable residential area and various amenities. Exposure to 53,000 VPD driving by. Wheelchair access. Available immediately.	Joshua Gill  Kalie Landry		
<a href="#">CLICK HERE FOR MORE INFO</a>												

# For lease & sublease Retail

South	North		Outside of Calgary										
Property	Location	Zoning	Area	Lease Rate	Op Costs	Availability	Parking	Term	Notes		Contact	Brochure	
624 8 Ave SW													
													
	Downtown										LEASED		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	
<div>2010 30 Avenue NE, Bay 8A</div> <div></div>	South Airways	I-C	2,104±	Market	\$6.51 (2022)	August 1, 2023	Scrambled	3-5 years	<div>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</div> <div><a href="#">CLICK HERE FOR MORE INFO</a></div>		<div>Brian West</div> <div>Connor West</div>	<div></div>	
<div>1409 Edmonton Tr NE, Unit 101</div> <div></div>	Crescent Heights	C-COR 110.83h10 Commercial - Corridor 1	3,674 SF	Market	\$10.00	Immediate	Underground Tenant parking, at \$100/stall/mo.	Negotiable	<div><b>Anchor Tenant Opportunity</b></div> <div>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.</div> <div><a href="#">CLICK HERE FOR MORE INFO</a></div>		<div>Joshua Gill</div> <div>Kaile Landry</div> <div>Brody Butchart</div>	<div></div>	

# Investment Sales Retail

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Business Name	Location	Area (SF)	Asking Price	Taxes	Availability	Parking	Notes	Contact	Brochure
 1501 17 Avenue SW	Downtown/Bankview	10,302 +/-	\$2,750,000.00	\$51,765.66	Immediate	14 stall (~7,450 SF)	<b><i>BACK ON MARKET RETAIL BUILDING ON 17TH AVE SW</i></b> Rare opportunity to purchase a retail building on 17 Avenue SW. Excellent location surrounded by lots of amenities and restaurants. Easy access to Crowchild trail, Macleod Trail, Deerfoot Trail, and 16th Avenue (Trans-Canada Hwy).  <a href="#"><u>CLICK HERE FOR MORE INFO</u></a>	Blair Best	

# Our sales team

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