

The background of the image shows a retail clothing store. In the foreground, several clothing racks are visible, featuring a variety of garments including a white long-sleeved shirt, a black lace-trimmed top, and a dark patterned jacket. The store's interior is softly lit, with blurred lights and racks in the background. A large, semi-transparent red geometric shape, resembling a stylized 'A' or a large triangle, is overlaid on the right side of the image. The text is positioned on the left side, overlaid on a semi-transparent white rectangular area.

NAIAdvent

RETAIL LISTINGS

May 2023

Table of Contents

For Lease & Sublease

Retail	3 – 5
South Calgary	3 – 4
North Calgary	5

For Sale

Retail & Business	6
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NAI Advent Team

Contact Info	7
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For lease & sublease Retail

South		North		Outside of Calgary								
Property	Location	Zoning	Area	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure	
<p>1006 9 Ave SE</p> 												
	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	-	<p>ONLY ONE UNIT REMAINING!</p> <p>Located in Inglewood, home to large variety of vibrant retailers and small businesses, was voted “Best Community in 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.</p> <p>CLICK HERE FOR MORE INFO</p>	Chris Howard		
<p>1222 9 Ave SE</p> 												
	Inglewood	S-R	1,500 SF	Market	\$13.30 (utilities separately metered)	-	2 surface stalls at market rates	-	<p>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.</p> <p>CLICK HERE FOR MORE INFO</p>	Chris Howard		
<p>933 5 Ave SW</p> 												
	Downtown	CR20- C20/ R20	1,524 SF	Market	TBD	Immediate	1 surface stall	Negotiable	<p>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.</p> <p>CLICK HERE FOR MORE INFO.</p>	Chris Howard		
<p>4310 Macleod Trl SW</p> 												
	Manchester	C-COR 1f3.0h20 Commercial - Corridor 1	2,779± SF	Market	\$9.00 psf	Immediate	Surface stalls	Negotiable	<p>APPROVED FOR CANNABIS USE</p> <p>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.</p> <p>CLICK HERE FOR MORE INFO</p>	Joshua Gill Kalie Landry		

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

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

Investment Sales Retail

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)	<p>BACK ON MARKET RETAIL BUILDING ON 17TH AVE SW</p> <p>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).</p> <p>CLICK HERE FOR MORE INFO</p>	Blair Best	

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