

The background of the image shows a retail clothing store with racks of garments. A semi-transparent grey box is overlaid on the left side, containing the text. A large red geometric shape, resembling a stylized 'A' or a triangle, is positioned in the bottom right corner.

NAIAdvent

RETAIL LISTINGS

November 2023

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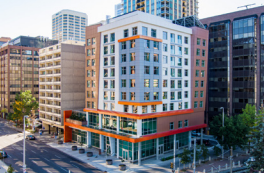





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For lease & sublease Retail

South		North		Outside of Calgary								
Property	Location	Zoning	Area	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure	
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	-	<p>ONLY ONE UNIT REMAINING!</p> <p>Located in Inglewood, home to large variety of vibrant retailers and small businesses. Directly on bustling 9th Avenue and will serve as a gateway to downtown</p> <p>CLICK HERE FOR MORE INFO</p>	Chris Howard		
933 5 Ave SW												
	Downtown	CR20-C20/R20	1,524 SF	Market	TBD	Immediate	1 surface stall	Negotiable	<p>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.</p> <p>CLICK HERE FOR MORE INFO.</p>	Chris Howard		
4412 Manilla Rd SE												
	Manchester	I-G	2,008-5,767± SF	\$15.00 psf	\$7.80 psf (2023)	Immediate	Ample (Scrambled)	Negotiable	<p>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 options</p> <p>CLICK HERE FOR MORE INFO</p>	Tyler Guluche Aaron Gunn		
4312 Macleod Tr SW												
	Manchester	C-COR3	3,785-7,004	Market	\$10.00 psf	60-90 days	2-3 stalls	negotiable	<p>Great location fronting onto MacLeod Trail and surrounded by numerous amenities. Excellent signage. Option to lease more than half of the building or the full building. Also for sale!</p> <p>CLICK HERE FOR MORE INFO</p>	Joshua Gill Kalie Landry Jennifer Myles		

For lease & sublease Retail

South		North		Outside of Calgary								
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure	
5268 Memorial Dr NE												
	Marlborough	DC-3Z88	1,574	Market	\$16.25 psf	Immediate	On-site	Negotiable	Excellent strategic location situated on Memorial Drive NE and 52nd Street NE with direct exposure to approx 60,000+ VPD. Ideal location for daycare, restaurant or clinic. Quick and easy access to various retail, entertainment amenities and transit.	Joshua Gill		
CLICK HERE FOR MORE INFO												
2010 30 Avenue NE, Bay 8A												
	South Airways	I-C	2,140±	Market	\$6.51 psf (2022)	August 1, 2023	Scrambled	3-5 years	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	Brian West Connor West		
CLICK HERE FOR MORE INFO												
1409 Edmonton Tr NE, Unit 101												
	Crescent Heights	C-COR3	1,500±	Market	\$12.52 psf (2023)	Immediate	Underground Tenant parking, at \$100/stall/mo.	Negotiable	DEMISING OPTIONS AVAILABLE 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. Landlord willing to install QSR infrastructure pending tenant approva.	Joshua Gill Kaile Landry Brody Butchart		
CLICK HERE FOR MORE INFO												

Investment Sales Retail

Business Name	Location	Area (SF)	Asking Price	Taxes	Availability	Parking	Notes	Contact	Brochure
<p>4312 Macleod Tr SW</p> 	Manchester	7,004 ±	\$1,800,000.00	\$32,670.70 (2023)	60-90 days	-	<p>INVESTMENT OR OWNER/USER</p> <p>Great location fronting onto MacLeod Trail and surrounded by numerous amenities. Excellent signage. Option to lease more than half of the building or the full building.</p> <p>CLICK HERE FOR MORE INFO</p>	<p>Joshua Gill</p> <p>Kalie Landry</p> <p>Jennifer Myles</p>	
<p>1104 20 Avenue NW</p> 	Capitol Hill	4,145	\$2,300,000	\$29,580.24	Immediate	-	<p>FULLY LEASED RETAIL BUILDING</p> <p>The property is surrounded by a thriving residential communities, further enhancing the potential customer base. The area is known for its diverse population, including young professionals, families, and students, resulting in a broad consumer demographic with varying needs and preferences. Total of \$120,000 improvements made.</p> <p>CLICK HERE FOR MORE INFO</p>	Blair Best	
<p>2730 23 Street NE</p> 	Vista Heights	9,229 SF on 1.31 Acres	\$4,999,00	\$67,548.88	Immediate	85 surface stalls	<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>	

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