

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
September 2023

Table of Contents

For Lease & Sublease

Retail	3 – 5
South Calgary	3
North Calgary	4








For Sale

Retail & Business	5
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NAI Advent Team

Contact Info	6
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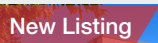





For lease & sublease Retail

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	-	ONLY ONE UNIT REMAINING! 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 CLICK HERE FOR MORE INFO	Chris Howard	
933 5 Ave SW											
	Downtown	CR20- C20/ R20	1,524 SF	Market	TBD	Immediate	1 surface stall	Negotiable	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. CLICK HERE FOR MORE INFO.	Chris Howard	
4310 Macleod Tr SW											
	Manchester	C-COR3	2,779± SF	Market	\$9.00 psf	Immediate	Surface stalls	Negotiable	APPROVED FOR CANNABIS USE Great location fronting Macleod Trail. Exposure to 53,000 VPD driving by. Headlease wrap available. Available immediately. CLICK HERE FOR MORE INFO	Joshua Gill Kalie Landry Jennifer Myles	
4412 Manilla Rd SE											
	Manchester	I-G	2,008- 5,767± SF	\$15.00 psf	\$7.80 psf (2023)	Immediate	Ample (Scrambled)	Negotiable	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 CLICK HERE FOR MORE INFO	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	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. Please do not approach Tenants CLICK HERE FOR MORE INFO	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	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 (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	3,674	Market	\$12.52	Immediate	Underground Tenant parking, at \$100/stall/mo.	Negotiable	ANCHOR TENANT OPPORTUNITY 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.		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
 1104 20 Avenue NW 	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	
2730 23 Street NE 	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>	Brody Butchart Jamie Coulter	
1501 17 Avenue SW 	Downtown/Bankview	SOLD						Blair Best	

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