

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

**NAI**Advent

# AUGUST 2022

Exclusive Listings





# Table of Contents

## For Lease & Sublease

Industrial .....	3 – 7
South Calgary .....	3
North Calgary .....	4 – 5
Outside of Calgary .....	6
Office .....	7 – 9
South Calgary .....	7
North Calgary .....	8
Retail .....	9 – 10

## For Sale

Industrial .....	11
Land .....	12 – 13
Office, Retail & Business .....	14 – 15

## Investment Sales






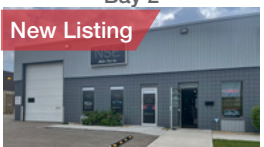

Multi-Family & Land .....	16 – 17
Industrial .....	18

## NAI Advent Team

Contact Info .....	19
--------------------	----

# For lease & sublease Industrial

3

South	North		Outside of Calgary											
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Loading	Ceiling Height	Power (TBV)	Term	Notes	Contact	Brochure		
6115 4 Street SE, Bay 3 & 4		Manchester	I-G	LEASED									Jamie Coulter	
													Brody Butchart	
														Kalie Landry
6143 4 Street SE, Bay 9		Manchester	I-G	4,608±	\$12.00/SF	\$6.68 PSF	2 dock door	14' clear	200 Amp	-	Located in Manchester. Close to major amenities. Good access to Glenmore Trail and Blackfoot Trail. Ample parking at the front and back of each bay. Central location Bright open showroom Includes two washrooms and a kitchenette.	Jamie Coulter		
											Brody Butchart			
											Kalie Landry			
2825 58 Ave SE		Foothills	I-G	11,588	<del>\$12.00</del> \$10.00	\$4.18 (TBV)	1 drive-in door (12' x 14') 3 Dock Doors (8'x10')	18' clear	600 amp @ 208V	Until April 31, 2023 with head Lease extension possible	REDUCED RATE Free standing building with paved and gravelled yard. Site is fenced and secured. Includes Warehouse, Showroom and 2nd floor office area. Inactive crane with two bridges in warehouse area. Great location offering easy access to Barlow Trail and 50 Avenue SE.	Aaron Gunn		
												Tyler Guluche		
239 61 Avenue SE Bay 2		Manchester	I-C	3,750	Market	\$6.02	2 - 12' x 14' Drive-in door 1 - 16' x 14' Drive-in door	16' clear	100 amp	Sublease expires: January 2027	Rare industrial condo bay with drive through warehouse. Ideal for automotive use subject to landlords discretion. Highly visible unit with easy access to Macleod Trail, Glenmore Trail and Blackfoot Trail. The space can be used for auto major.	Aaron Gunn		
New Listing												Tyler Guluche		



# For lease & sublease Industrial

4

South	North	Outside of Calgary											
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Loading	Ceiling Height	Power (TBV)	Term	Notes	Contact	Brochure	
3431 12 Street NE		McCall	LEASED									Jamie Coulter	
												Brody Butchart	
													Kalie Landry
#3-2010 30 AVE NE, Bay 3		South Airways	I-G	2,806	Market	\$6.51 PSF	1 dock door (10' x 12')	14' clear	100 Amp (TBV)		Zoned Industrial Commercial (I-C) allowing for a wide range of uses. Small showroom area, office and very clean warehouse bay. Ample parking on site at front and rear of the building. High exposure just off of 32nd Avenue and 19 Street NE (~60,000 vehicles per day). Downtown Core (9.3km. Available immediately.	Brian West Connor West	
2135 32 Ave NE, Bay 10		South Airways	I-C	2,833±	Market	\$6.51 (2022)	1 Drive-in (12' x 14')	15'	-	3-10 years	Great location on 32nd Ave and 19th St NE. 50/50 warehouse/office split. Functional office layout (reception, lunch room, and 3 offices). Drive-in loading door. Zoned Industrial Commercial allowing for a wide range of uses. Ample parking	Brian West Connor West	
110-1915 27 Ave, NE		South Airways	I-G	3,836	\$11.00 (Year 1)	\$6.49 PSF	1 drive-in (12x14)	18' clear	200 Amp (TBV)	5 years preferred	Busy high traffic location with plenty of restaurants and business in the area. Large bonus Mezzanine area at no charge. Ample assigned parking (8 stalls). Near Sunridge Shopping Centre, Peter Lougheed Hospital, Calgary International Airport, golf course, LRT and public transportation.	Kaile Landry Jamie Coulter Brody Butchart	





# For lease & sublease Industrial

5

South		North		Outside of Calgary								
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Loading	Ceiling Height	Power (TBV)	Term	Notes	Contact	Brochure
CONDITIONALLY LEASED												
#105, 3928 Edmonton Trail NE		Greenview Industrial	C-COR3	4,300±	Market	\$8.18	12' x 14' Drive-in door	15.65' clear	-	-	High traffic exposure to Edmonton Trail, upward of 18,000 vehicles per day. Close to all major NE arteries, offering quick and easy access to McKnight and Deerfoot Trail. Great quasi retail bay with outside storage potential. Entire bay is air conditioned. Abundant amount of parking. Skylights allow for extra interior lighting. Office buildout is in decent condition. Great for instructional uses. All types of retail uses are permitted.	Aaron Gunn
												Tyler Guluche
2135 32 Avenue NE Bay 7 & 8		South Airways	I-C	5,612±	Market	\$6.51	2 Drive-in doors (12'x14')	15'	-	3-10 years	Great location on 32nd Ave and 19th St NE. Quality office layout. Drive-in loading doors. Zoned Industrial-Commercial allowing for a wide range of uses 2,525 SQ FT of office space 3,087 SQ FT of warehouse space. Virtual tour available	Brian West
												Connor West




# For lease & sublease Industrial

6

South		North		Outside of Calgary								
Property	Location	Zoning	Area (SF)	Lease Rate (PSF)	Op Costs	Loading	Ceiling Height	Power (TBV)	Term	Notes	Contact	Brochure
760 Highfield Dr												
	Carstairs	I-1 (Light Industrial)	3,240 (per bay)	\$10.50	\$3.50	1 drive-in door (12' x 16") (per bay)	22' clear	200 amp, 120/208 volt, 3 ph	TBV	<b>ONLY 2 LEFT!</b> Located in Carstairs Links Commercial Development. Easy paved access to Highway 2A. 35 minutes from Calgary. Parking - 6 stalls per bay. Yard Space - 1,000± sq. ft. per bay. Full office and mezzanine build out to clients specifications available by on site project management team. Clean and Functional Warehouse. OCCUPANCY AVAILABLE IMMEDIATELY! <b>ALSO FOR SALE!</b>	Brian West Connor West	
235145 Wrangler												
	Rockyview Country	DC76	14,244+/-	Market	TBD	2 drive-in (14'W x 16'H)	Variable; 24' - 26'	400 amp	-	<b>Industrial Building on 3.52 acres with Yard</b> 14,244 +/- SF industrial building on 3.52 acres. 2 x 10-ton cranes in warehouse 4,200 SF +/- offices and reception area Ample paved parking Excellent loading access - Drive through yard. Easy access and close proximity to Stoney Trail Lower property taxes - district of Rockyview <b>ALSO FOR SALE!</b>	Brian West Connor West	



# For lease & sublease Office

7

South		North		Outside of Calgary							
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure
1218 9 Ave SE											
	Inglewood	Direct Control (DC-IZ93 SITE 1)	1,265	Sublease Rates	\$12.50	Immediate	-	Expiry: Jan 30, 2026	<b>FOR SUBLEASE</b> Beautiful bright office space located in the vibrant neighbourhood of Inglewood. Large windows allowing lots of natural light.Warm and open floor concept. The entrance stairwell is the door on the right hand side off of 9th Ave SE. Ample street parking for customers. Surrounded by manyrestaurants/pubs, breweries, cafes, retail stores and personal services. Located minutes 2 mintues from Calgary Downtown Core.	Chris Howard	<b>Cooming Soon</b>
200-1212 1 St SE											
	Beltline	CC-X	7,707	Sublease Rates	\$13.20	TBV	15 Parking stalls Underground parking at \$300/month per stall	Until Jan, 2024	<b>FOR SUBLEASE</b> Bright office space in the Beltline submarket. Comes with a full kitchen, balcony, on-site showers and plotting room. Two blocks from Victoria Park C-train station and accessible to Calgary Transit services including multiple bus routes.	Larry Gurtler	

# For lease & sublease Office

8

South		North		Outside of Calgary								
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Availability	Parking	Term	Notes		Contact	Brochure
2705 Centre St NW												
	Tuexedo Park	C-COR2	2,524	Market	\$13.58 PSF (Est. 2022)	Immediate	1 stall per 991 SF	-	<b>AGGRESSIVE RATES!</b> 2nd floor (walk-up) office space. Located on Centre Street NW. Building front signage available. Approximately 16,000 vehicles a day. C-COR2 allowing wide range of uses. Well maintained and in excellent condition. Reserved parking in the back of the building. Easy access to Edmonton Trail, 32nd Avenue NE, and 16 Avenue NE.		Joshua Gill	



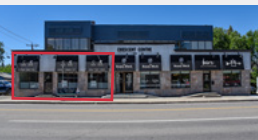


# For lease & sublease Retail

9

Property	Location	Zoning	Area	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure
2705 Centre St NW	Tuexedo Park									Joshua Gill	
LEASED											
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	-	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, residents and shoppers will love. Great opportunity for live, work, shop. Ample street parking for customers and one underground parking for Tenant. Ease of access to Blackfoot, Deerfoot Trail, Memorial Drive & Macleod Trail. Close proximity to the Bow river, pathways, and parks. Daily traffic count ~ 64,000 vehicles per day	Chris Howard	↓
1228 9 Ave SE	Inglewood	Direct Control (DC-IZ93 SITE 1)	1,086± SF	\$2,400/mo (Gross)	-	30 Days Notice	Negotiable	Negotiable	<b>Second-Floor Retail Unit</b> Beautiful character building located in the trendy neighbourhood of Inglewood. Bright second-floor retail space with entrance and windows facing 9th Avenue SE. The unit has an open showroom space plus a kitchen and washroom. 2 minutes to the downtown core. Walking distance to many shops and restaurants.	Brian West Connor West	↓
1222 9 Ave SE	Inglewood	S-R	1,500 SF	Market	\$13.30 (utilities seperately 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. Walking distance to a variety of restaurants/pubs, breweries, cafes, retail stores and personal services.	Chris Howard	↓










# For lease & sublease Retail

1 0

Property	Location	Zoning	Area	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure
<b>993 5 Ave SW</b> 	Downtown	CR20-C20/R20	2,200 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. Six minute walk form C-Train Station and access to Calgary Transit. Easy access to Memorial Drive NW, 14 Street NW, and Bow Trail SW.</p>	Chris Howard	
<b>1409 Edmonton Tr NE, Unit 101</b> 	Crescent Heights	C-COR 1f0.83h10 Commercial - Corridor 1	3,674 SF	Market	\$10.00	Immediate	Underground Tenant parking, at \$100/stall/mo.	Negotiable	<p><b>Anchor Tenant Opportunity</b></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. Bright &amp; quiet space with lots of natural light and high quality finishes. Prominent signage available at market rates. Underground parking available for Tenant at a fee \$100/stall/month.</p>	Joshua Gill Kaile Landry Brody Butchart	
<b>624 8 Ave SW</b> 	Downtown	CR20-C20/R20	4,330 SF	Market	\$19.96 (Incl. Utilities)	Immediate	4 stalls	-	<p>Character building.2 tandem parking stalls in rear (4 Total). Centrally located in heavy foot traffic area of the Downtown core - close to amenities. Turn key restaurant on main floor - 4,330 SQ FT. All equipment and small wares available. Full capacity commercial kitchen. Occupancy limit - 170</p>	Brian West Connor West	

# For sale Industrial

1 1

Property	Location	Zoning	Area (SF)	Asking Price	Site Size (Acres)	Loading	Ceiling Height (tbv)	Power (tbv)	Taxes	Notes	Contact	Brochure
 <p>1750 120 Ave NE, Unit 8</p>	Stoney 1										Brody Butchart  Kaile Landry  Jamie Coulter	
SOLD												
 <p>760 Highfield Dr</p>	Carstairs	L-I (Light Industrial)	3,240 (per bay)	<b>PRICE REDUCED!</b> <del>\$644,760</del> <b>\$624,900</b>	3,240± SF per bay	1 bay door per bay (12' x 16')	22' clear	200 amp, 120/208 volt, 3 ph	TBV	Located in Carstairs Links Commercial Development. Easy paved access to Highway 2A. 35 minutes from Calgary. 2 Bays - 3,240 SF each (24' x 135' F). Potential for 1,200 sq. ft. mezzanine per bay Scramble parking. Clean and Functional Warehouse. Occupancy available immediately.	Brian West  Connor West	
 <p>113 Orchard Way</p>	Strathmore	I-G	5,292±	\$874,900.00	1/2	5 Drive-In	20'	3 Phase	\$7,285	Incredible opportunity to buy industrial warehouse with secured fenced yard space. Pavement in front of building, graveled in the back, and chain link fence. Close proximity to Walmart Supercentre and Strathmore District Health Services (Hospital). Located 30 minutes from Calgary city limit and 20 minutes to Chestermere. Easy access to Trans-Canada Highway,	Aaron Gunn  Tyler Guluche	
 <p>235145 Wrangler DR</p>	Rockyview County	DC76	14,2400 ±	\$4,500,000	3.52	2 drive-in (14'W x 16'H)	24' - 26'	400 amp	-	<b>Industrial Building on 3.52 acres with Yard</b> 14,244 +/- SF industrial building on 3.52 acres. 2 x 10-ton cranes in warehouse 4,200 SF +/- offices and reception area Ample paved parking Excellent loading access - Drive through yard. Easy access and close proximity to Stoney Trail Lower property taxes - district of Rockyview	Brian West  Connor West	
 <p>2620 22 Street NE</p>	South Airways Industrial Park	I-G	25,674±	\$5,100,000	1.56±	1 (12' x 16') ramped Drive-in 2 Dock-doors	20' Clear	1200 amp, 120/207 volt, 3 phase	\$68,005.08 (2021)	High quality manufacturing facility with clean warehouse, heavy power and functional yard. Building is fully sprinklered, has new HVAC/Make-up air system, new LED lights and light fixtures, new electrical distribution system and many other high quality upgrades. Includes explosion proof room. Extensive remodeling of the office and warehouse.	Aaron Gunn  Tyler Guluche	

# For sale Land


1 2

Property	Location	Zoning	Site Size Acres	Asking Price	Price per Acre	Legal	Notes	Contact	Brochure
<b>292018 Wagon Wheel Link</b> 	Rocky View County	DC-99	5.19	\$3,500,000	\$674,374	Plan 0810343, Block 3, Lot 1	Site services include electric and natural gas at property line. Zoned DC-99 allowing a wide range of variety of uses. Property can be subdivided into two lots of 2.5 and 2.69 acres. Excellent access to HWY-2.	Brian West Connor West	Coming soon
<b>Carstairs Commercial Land</b> 	Carstairs	I-1 (Light Industrial)	7.02	\$2,485,000	\$350,000	TBV	Site services include town water and sewer; underground electricity, natural gas and telephone. Paved roads. All levies paid. Excellent access to Hwy #2 (QE II). Located 30 minutes, 46 kms, North of Calgary. Owner will install all Services.	Brian West Connor West	
<b>Wheatland County</b> 	Wheatland County	I-G	11.95	<del>\$1,099,400</del> \$899,000	\$75,230	Plan: 1310586 Block: 1 Lot: 5	<b>REDUCED PRICE</b> Site services include electric and natural gas at property line. Located 25 minutes (37 km) East of Calgary, in between Strathmore and Chestermere. Excellent access to Trans Canada Highway (Hwy-1).	Brian West Connor West	
<b>525 HWY 22</b> 	Cochrane	UR-R	40.00±	Market	Market	Plan 1364LK, Block 1	<b>SPECTACULAR MOUNTAIN VIEWS!</b> Future Development Land located in Cochrane Town Limits. Excellent Location adjacent to Sunset Ridge – Phase 3. New Highway 22 Access from this Property is approved. Significant Rental Income, until Development commences.	Harvey Russell Jamie Coulter	





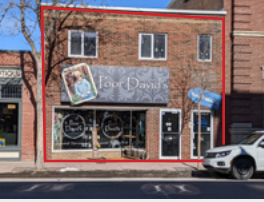



# For sale Land

1 3

Property	Location	Zoning	Site Size Acres	Asking Price	Price per Acre	Legal	Notes	Contact	Brochure
285110 Glenmore Trail							<b>EXCELLENT EXPOSURE &amp; PRIME LOCATION</b> Located in the developing area just east of Calgary City limits surrounded by various existing and future commercial and industrial parks. Ideally positioned for a major commercial/retail development that can benefit from the success and traffic draws of the existing developments. Subject land parcel is within the Janet Area Structure Plan part of Phase 2. Amazing Exposure with 1/2 mile front on Glenmore Trail and easy accessed through a controlled intersection on Glenmore Trail and 100 Street. As a result of its unique geography and access to major transportations systems, the area is poised to become a flagship Mixed Use location serving local and regional needs.	Jamie Coulter	
	Rocky View County	A-GEN (Agricultural, General District)	90.9±	Market	-	Pla 1820AM, Block Z		Brody Butchart	
Hwy 2 & Hwy 27							<b>MAJOR PRICE ADJUSTMENT!</b> Vendor will consider a variety of options: Lease Back, Design Build, Joint venture, or VTB. Located in the 2/27 Area Structure Plan permitting commercial + light industrial use. 40 min North of Calgary on Highway 2 at the Highway 27 intersection. Ideally situated for Oil & Gas service firms, Transportation and DC Services, Agricultural or Automotive Dealerships or Services.	Brian West	
	Mountain View County	Agriculture	126	\$3,150,000	\$25,000	NW 36-32-1-5		Connor West	
Hwy 27 & Hwy 2A							<b>BROKER INCENTIVE - \$10,000 Visa Gift Card for completed sale on or before October 31, 2022</b> Located within the Town limits. Adjacent to existing Residential & Commercial development and Olds College. Town services and utilities are at the property line. 7 kilometers west of Hwy 2. Frontage on both Hwy 27 and Hwy 2A.	Brian West	
	Olds	UR	150	\$4,488,000	\$30,000	SW 1/4, Section 4, Township 33, Range 1, West of the 5th Meridian		Connor West	
Alpine Trails Land Fernie, BC							<b>ALPINE TRAILS MOUNTAIN COMMUNITY DEVELOPMENT LANDS FOR SALE!</b> 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. Phase I & II environmental site assessments have been completed. A comprehensive C.I.M. is available with an executed C.A	Jamie Coulter	
	Fernie, BC	R1B R-R R3	228±	\$8,350,000 (CAD)	\$36,623 /Acre (CAD)	TBV		Tom Gorman	



# For sale Office, Retail

1 4



Property	Location	Zoning	Area (SF)	Asking Price	Taxes	Availability	Parking	Notes	Contact	Brochure
Turn Key Restaurant										
	624 8th Avenue SW	CR20-C20/R20	4,330	Market	-	Immediate	Ample parking	<b>RESTAURANT FOR LEASE</b> Character building. Centrally located in heavy foot traffic area of the Downtown core - close to amenities. Turn key restaurant on main floor. Full capacity commercial kitchen.	Brian West Connor West	
1228 9 Ave SE										
	Inglewood	Direct Control (DC-IZ93 Site 1)	6,190	<del>\$2,395,000.00</del> \$2,095,000.00	-	Immediate	4 stall (double parked)	<b>MAJOR PRICE REDUCTION!</b> Beautiful character building located in the trendy neighbourhood of Inglewood. Includes main floor retail (including basement), second floor retail, and second floor apartment (2 bed, 1 bath). 2 minutes to the downtown core. Walking distance to many shops and restaurants. Main floor retail leased through spring 2027.	Brian West Connor West	
3257 Dunmore Road SE										
	Medicine Hat	Office-unspecified -no condition	26,800	Market	TBV	Immediate	TBV	Free-Standing Commercial Building located in Medicine Hat Alberta. Open to all Offers. Contact Agent for more information.	Brian West Connor West	

# For lease Business

1 5

Business Name / Address	Location	Area (SF)	Lease Rate	Taxes	Availability	Parking	Notes	Contact	Brochure
 Turn Key Restaurant	624 8th Avenue SW	4,330	Market	-	Immediate	Ample parking	<b>RESTAURANT FOR LEASE</b> Character building. Centrally located in heavy foot traffic area of the Downtown core - close to amenities. Turn key restaurant on main floor. Full capacity commercial kitchen.	Brian West Connor West	

# For sale Business

Business Name	Location	Area (SF)	Asking Price	Taxes	Availability	Parking	Notes	Contact	Brochure
 Gift and Jewelry Boutique New Listing	3 Location Calgary, AB Cochrane, AB Salmon Arm, BC	-	\$1,100,000	-	Immediate	-	<b>Gift and Jewelry Boutique</b> Franchiser opportunity Well established. High growth potential. Turn Key Operations. Propriety Rights to well known international branded product lines. Flexible term leases available.	Brian West Connor West	

# Investment Sales Multi-Family & Land

1 6

Property	Location	Zoning	Site Size/ Available Area	Asking Price	Notes	Contact	Brochure
1513-1517 27 Ave SW							
	South Calgary	M-C1	27,975 SF	\$2,500,000	<b>DEVELOPMENT SITE</b> Rental Apartment Development Site for Sale. Located in the desirable community of South Calgary within walking distance of the trendy Marda Loop - shopping and dining district of Southwest Calgary. In close proximity to various retail amenities on 14th St SW. Improvements: 6 - Single Family Homes and 1 - 4 plex. Just minutes from the Downtown Core and 17th Avenue Entertainment District. The owners will accept offers with longer due diligence periods to allow for land use change condition.	Harvey Russell	
21 St NE & 2 Ave NE							
	High River	TND	5.04 Acres	\$2,142,000	<b>SUNRISE MEADOWS MULTI-FAMILY SITE</b> Located 44 km south of Calgary City limits, High River is a vibrant, people-first community, considered to be the back door to the Kananaskis County. It offers everyday small-town charm, beautiful scenery and authentic, western hospitality. The Town of High River offers municipal services that provide residents with a high quality of life, safety and security, modern amenities and infrastructure, a healthy urban environment and responsible future growth. A business-friendly community offering many opportunities and small-town advantages.	Harvey Russell	
1403 26A Street SW							
	Shaganappi				<b>SOLD</b>	Harvey Russell	
Bayview Gate SW							
	Airdrie, AB	R-3	3.60 Acres	\$3,240,000	<b>CONDITIONALLY SOLD</b> Conveniently located just outside of Calgary. The area is surrounded by a number of neighborhood parks and bike and walkway paths, providing access to outdoor activities year-round. With easy access to 6 km of meandering canals, walking paths and a peaceful slowed down lifestyle, this community is perfect for families of every life stage	Harvey Russell	





# Investment Sales Multi-Family & Land

17

Property	Location	Zoning	Site Size/ Available Area	Asking Price	Notes	Contact	Brochure
 <p>1016 Short RD NW &amp; 1830 Sarcee TR NW</p>	1016 Short Road NW and 1830 Sarcee Trail NW	S-FUD Special Purpose - Future Urban Development under Land Use Bylaw IP2007	39.74 Gross Acres / 22.00 Net Acres	\$11,500,000	<p><b>Residential Development Land - BOW RIVER ESTATES - Trendy "Urban Village" Development Opportunity</b></p> <p>The site is strategically located off of Sarcee Trail W overlooking 16th Avenue NW/ Trans Canada HWY as part of a rapidly developing area. The site offers quick &amp; easy access to major transportation routes, shopping and recreation. It is envisioned to be a trendy "Urban Village" with a variety of single-family and multi-family uses. The community would have an abundance of green space. Surrounded by parks, walkways and bike paths along the Bow River. In close proximity to Edworthy Park - one of Calgary's most popular parks. The site offers amazing views of Downtown, the Bow River and the mountains. Major retail developments as part of Trinity Hills are in close proximity to the subject site, directly across Sarcee Trail. CF Market Mall is the second largest enclosed mall in Calgary and is located approximately 4km away from subject property.</p>	Harvey Russell	<b>Please Contact Agent</b>
 <p>525 HWY 22</p>	Cochrane	UR-R	40.00 +/-	\$8,000,000	<p><b>SPECTACULAR MOUNTAIN VIEWS!</b></p> <p>Future Development Land located in Cochrane Town Limits. Excellent Location adjacent to Sunset Ridge – Phase 3. New Highway 22 Access from this Property is approved. Significant Rental Income, until Development commences</p>	Harvey Russell Jamie Coulter	
 <p>New Listing</p> <p>Springbank, AB</p>	Rocky View County	A-GEN	88.44 Acres	\$7,392,00	<p>Springbank is a rural community within the Municipal District of Rockyview located just west of Calgary's city limits and offering country living on the edge of Alberta's majestic Foothills. Located east of Highway 22, south of the Bow River. Both the Trans-Canada Highway and Lower Springbank Road (north of Highway 8) connect Springbank to Calgary. Once a rural community, Springbank has evolved into a thriving community offering exclusive acreage properties with quick and easy access to "city amenities".</p>	Harvey Russell	

# Investment Sales Industrial

1 8

Property	Location	Zoning	Site Size/ Available Area	Sale Price	Notes	Contact	Brochure
<b>1-1420 40 Ave NE</b> 	McCall	I-G	5,650+/-	<del>\$925,000</del> \$850,000	Auto User on Main Floor - 3,850+/- SF. Place of Worship on Second Floor - 1,800+/- SF. <b>7.6% CAP RATE.</b> Security system in place. Parking lot improved. New sidewalk installed. Roof recently replaced. LED exterior lights newly installed. Good access to McKnight Blvd, Deerfoot Trail & Barlow Trail NE. Close proximity to YYC International Airport.	Kaile Landry  Jamie Coulter  Brody Butchart	

# Our sales team

## Garry Bobke | SIOR, CCIM

President

p (403) 984-9804

e gbobke@naiadvent.com

## Tom Gorman

Broker & Business Director

p (403) 984-9814

e tgorman@naiadvent.com

## Harvey Russell

Senior VP | Principal

p (403) 620-0667

e hrussell@naiadvent.com

## Jamie Coulter | SIOR

Vice President | Partner

p (403) 984-9812

e jcoulter@naiadvent.com

## Larry Gurtler | SIOR, CCIM

Vice President | Partner

p (403) 984-9811

e lgurtler@naiadvent.com

## Chris Howard

Vice President

p (403) 265-9552

e choward@naiadvent.com

## Stuart Myron

Associate Broker

p (403) 850-7458

e smyron@naiadvent.com

## Brian West

Senior Associate, Advisor

p (403) 984-6303

e bwest@naiadvent.com

## Steven Heard

Senior Associate

p (403) 984-6301

e sheard@naiadvent.com

## Jim Balfour

Senior Associate

p (403) 984-9805

e jbalfour@naiadvent.com

## Aaron Gunn

Senior Associate

p (403) 200-4026

e agunn@naiadvent.com

## Brody Butchart

Senior Associate

p (403) 984-9815

e bbutchart@naiadvent.com

## Joshua Gill

Associate, Retail Services

p (403) 984-9808

e jgill@naiadvent.com

## Kaile Landry

Associate

p (403) 984-9306

e klandry@naiadvent.com

## Tyler Guluche

Associate

p (403) 404-8735

e tguluche@naiadvent.com

## Connor West

Associate

p (403) 984-9803

e cwest@naiadvent.com

## Joy Daklala

Associate

p (403) 984-9801

e jdaklala@naiadvent.com

## Jennifer Myles

Executive Assistant

p (403) 975-2616

e jmyles@naiadvent.com

## Liliya Chukleva

Marketing Manager

p (403) 984-9818

e lchukleva@naiadvent.com

## Peace Herman

Sales & Marketing Assistant

p (403) 984-9802

e pherman@naiadvent.com



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

t (403) 984-9800  
w [naiadvent.com](http://naiadvent.com)