

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 smaller, grey, sans-serif font.

NAIAdvent

SEPTEMBER 2022

Exclusive Listings



Table of Contents

For Lease & Sublease

Industrial	3 – 7
South Calgary	3 – 4
North Calgary	5 – 6
Outside of Calgary	7
Office	8 – 11
South Calgary	8
North Calgary	9
Retail	10 – 11

For Sale

Industrial	12
Land	13 – 14
Office, Retail & Business	15 – 16

Investment Sales

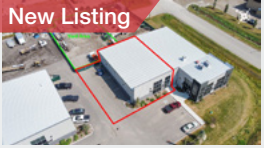









Multi-Family & Land	17 – 18
Industrial, Office & Retail	19

NAI Advent Team

Contact Info	20
--------------------	----

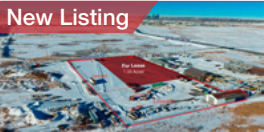

For lease & sublease Industrial

3

South	North		Outside of Calgary									
Property	Location	Zoning	Area (SF)	Lease Rate	Op Costs	Loading	Ceiling Height	Power (TBV)	Term	Notes	Contact	Brochure
280 Exploration Ave SE Bay 110 	East Shepard Industrial	DC (Direct Control)	4,284	Sublease Rate: Market	-	2 drive-in (12' x 12')	variable; 16'-20' clear	200 amp, 640 volt	Lease expires: October 31, 2022	New Building (3 years). Well landscaped. Paved parking area with drive-in bay entry and compacted gravel yard. Ideally positioned as part of a busy, growing commercial/industrial area - Shepard Industrial Park. Quick access to Stoney Trail and Glenmore Trail SE.	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	
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 Tyler Guluche	
2825 58 Ave SE 	Foothills	I-G	11,588	\$12.00 \$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.	Aaron Gunn Tyler Guluche	
8716 48 Street SE 	South Foothills	I-G	12,900± SF on 4.23 ± acres	\$25,000/mo + gross + utilities	TBV	2 - Drive in (18'(h) x 14'(w)) 2 - Drive-through (18 (h)'x14' (w))	20' Clear	Main building: 400 amp, 480 volts 2nd building: 200 amp, 208 volts	5 years	Corner site with three access points. Large acreage with heavy compacted yard. Main building is equipped with LED lights, 5 office space, 1 lunchroom, 2 washrooms, 1 boardroom, data room and 1 shop office. Main shop building measures 80' long x 80' wide. 2nd building/storage measures 80' long x 40' wide with 18' high x 14' wide drive-in door. Mezzanine in warehouse. Trench drain, 2x Sump drain.	Aaron Gunn 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
6520 68 Street SE												
<div>New Listing</div> 	Starfield Industrial	I-O	1.34 Acres	\$1.27/SF (Gross)	-	-	-	-	-	<div>INDUSTRIAL LAND FOR LEASE</div> <div>Great location with quick access to 61 Ave SE and Stoney Trail. 24/7 Gate Maintenance and Video Surveillance. Personalized remote control access for each truck. Truck/trailer parking or storage. Graveled and compacted. Semi-serviced</div> <div>TRUCKS AND TRAILER PARKING ONLY</div>	Kalie 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	
#3-2010 30 AVE NE, Bay 3		South Airways	LEASED									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	
2135 32 Ave NE, Bay 12		South Airways	I-C	2,822±	\$14.00	\$6.51	1 Drive-in Door (12x14) TBV	16' clear	200 amp 120/208v/3phase	sublease: December 31, 2024	Great location with excellent exposure to 32nd Ave NE and 19th Street NE. Zoned I-C (industrial commercial) allowing for a wide range of uses. Drive-in loading door. Nicely developed office area with a large boardroom, kitchen, individual offices and bullpen area. Ample parking available on site at front and rear of the building.	Brian West	
New Listing												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

6

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

7

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	ONLY 2 LEFT! 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! ALSO FOR SALE!	Brian West Connor West	
235145 Wrangler Dr												
	Rockyview Country	DC76	14,244+/-	Market	TBD	2 drive-in (14'W x 16'H)	Variable; 24' - 26'	400 amp	-	Industrial Building on 3.52 acres with Yard 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 ALSO FOR SALE!	Brian West Connor West	



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
1218 9 Ave SE											
	Inglewood	Direct Control (DC-IZ93 SITE 1)	1,265	Sublease Rates	\$12.50	Immediate	-	Expiry: Jan 30, 2026	FOR SUBLEASE 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 many restaurants/pubs, breweries, cafes, retail stores and personal services. Located minutes 2 mintues from Calgary Downtown Core.	Chris Howard	Contact Agent
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	FOR SUBLEASE 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

9

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	-	AGGRESSIVE RATES! 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

1 0

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	-	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	Second-Floor Retail Unit 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	
933 5 Ave SW 	Downtown	CR20- C20/ R20	2,200 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. 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.	Chris Howard	

For lease & sublease Retail

1 1

Property	Location	Zoning	Area	Lease Rate	Op Costs	Availability	Parking	Term	Notes	Contact	Brochure
1409 Edmonton Tr NE, Unit 101 	Crescent Heights	C-COR 1f0.83h10 Commercial - Corridor 1	3,674 SF	Market	\$10.00	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. Bright & 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.	Joshua Gill Kaile Landry Brody Butchart	
624 8 Ave SW 	Downtown	CR20-C20/R20	4,330 SF	Market	\$19.96 (Incl. Utilities)	Immediate	4 stalls	-	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	Brian West Connor West	








For sale Industrial

1 2

Property	Location	Zoning	Area (SF)	Asking Price	Site Size (Acres)	Loading	Ceiling Height (tbv)	Power (tbv)	Taxes	Notes	Contact	Brochure
202 Canal Court, Unit E 	Starthmore	M1 (Light Industrial District)	1,920±	\$329,900	-	Drive-in (16' x 14')	18'	TBV	\$2,564.74 (2022)	Incredible opportunity to buy industrial condo with bonus mezzanine. Pavement in front of building and graveled in the back. Close proximity to Starthmore Home Hardware, Walmart Supercentre, Co-op grocery store, and Strathmore District Health Services (Hospital). Sump. Mezzanine 510 ± SF	Aaron Gunn Tyler Guluche	
760 Highfield Dr 	Carstairs	L-I (Light Industrial)	3,240 (per bay)	PRICE REDUCED! \$644,760 \$624,900	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	
113 Orchard Way 	Strathmore	I-G	5,030±	PRICE REDUCED! \$874,900 \$849,500	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	
235145 Wrangler DR 	Rockyview County	DC76	14,2400 ±	\$4,500,000	3.52	2 drive-in (14'W x 16'H)	24' - 26'	400 amp	-	Industrial Building on 3.52 acres with Yard 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	
2620 22 Street NE 	South Airways Industrial Park									SOLD	Aaron Gunn Tyler Guluche	

For sale Land

1 3

Property	Location	Zoning	Site Size Acres	Asking Price	Price per Acre	Legal	Notes	Contact	Brochure
292018 Wagon Wheel Link 	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	
Carstairs Commercial Land 	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	
Wheatland County 	Wheatland County	I-G	11.95	\$1,099,400 \$899,000	\$75,230	Plan: 1310586 Block: 1 Lot: 5	REDUCED PRICE 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	
525 HWY 22 	Cochrane	UR-R	40.00±	Market	Market	Plan 1364LK, Block 1	SPECTACULAR MOUNTAIN VIEWS! 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	



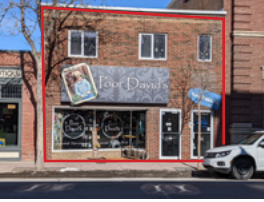



For sale Land

1 4

Property	Location	Zoning	Site Size Acres	Asking Price	Price per Acre	Legal	Notes	Contact	Brochure
285110 Glenmore Trail 	Rocky View County	A-GEN (Agricultural, General District)	90.9±	Market	-	Pla 1820AM, Block Z	EXCELLENT EXPOSURE & PRIME LOCATION 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 Brody Butchart Kaile Landry	
Hwy 2 & Hwy 27 	Mountain View County	Agriculture	126	\$3,150,000	\$25,000	NW 36-32-1-5	MAJOR PRICE ADJUSTMENT! 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 Connor West	
Hwy 27 & Hwy 2A 	Olds	UR	150	\$4,488,000	\$30,000	SW 1/4, Section 4, Township 33, Range 1, West of the 5th Meridian	BROKER INCENTIVE - \$10,000 Visa Gift Card for completed sale on or before October 31, 2022 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 Connor West	
Alpine Trails Land Fernie, BC 	Fernie, BC	R1B R-R R3	228±	\$8,350,000 (CAD)	\$36,623 /Acre (CAD)	TBV	ALPINE TRAILS MOUNTAIN COMMUNITY DEVELOPMENT LANDS FOR SALE! 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 Tom Gorman	



For sale Office, Retail

1 5





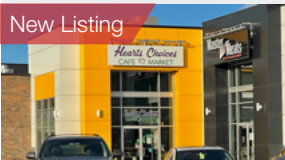

Property	Location	Zoning	Area (SF)	Asking Price	Taxes	Availability	Parking	Notes	Contact	Brochure
Turn Key Restaurant										
	624 8th Avenue SW	CR20-C20/R20	4,330	Market	-	Immediate	Ample parking	RESTAURANT FOR LEASE Character building. Centrally located in heavy foot traffic area of the Downtown 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	\$2,395,000.00 \$2,095,000.00	-	Immediate	4 stall (double parked)	OWNER-USER/ INVESTMENT OPPORTUNITY 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. MAJOR PRICE REDUCTION!	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 6

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	RESTAURANT FOR LEASE 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 	3 Location Calgary, AB Cochrane, AB Salmon Arm, BC	-	\$1,100,000	-	Immediate	-	GIFT AND JEWELRY BOUTIQUE - FOR SALE 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	
Canine Daycare Boarding & Training Facility New Listing 	24129 Old Banff Coach Rd, Calgary	-	\$275,000.00	-	Immediate	-	CANINE KENNEL & TRAINING FACILITY - BUSINESS FOR SALE Leased property includes: Kennel building with fenced yard, secondary building with grooming station & additional kennel space Just under an acre of fenced dog park, owners residence. New 5-year lease on the property 2021 Sales - \$332,000.00 Currently not taking new clients – waitlist of 600+ clients	Brian West Connor West	
Hearts Choices New Listing 	3 Retail locations in Calgary	-	\$669,000.00	-	Immediate	-	VEGAN CAFÉ AND FARMERS MARKETS Amazing lifestyle choice opportunity. Successful and well-kept Vegan and Vegetarian Based Café and Retail Sales Markets. In business for over 10 years. Sales averaging \$1.6M over the last 5 years. Turn Key Operation. Equipment included, Onsite training available.	Brian West Connor West	








Investment Sales Multi-Family & Land

17

Property	Location	Zoning	Site Size/ Available Area	Asking Price	Notes	Contact	Brochure
1608 16 St SW 	Sunalta	RM-5	9,007 SF	\$3,400,000	22 UNIT APARTMENT BUILDING Centrally located in the heart of Calgary, in the communities of Sunalta. Residents have easy access to transit with bus stops right out their doorstep. In close proximity to Safeway, the downtown core, 17th Avenue and Mission retail & entertainment district. Just minutes from Calgary's best restaurants, shops and other retail amenities.	Harvey Russell Joy Daklala	
616 13 Ave SW 	Beltline	RM-5	13,040 SF	\$4,250,000	24 UNIT APARTMENT BUILDING Centrally located in the heart of Calgary, in the communities of Beltline. Residents have easy access to transit with bus stops right out their doorstep. In close proximity to Safeway, the downtown core, 17th Avenue and Mission retail & entertainment district. Just minutes from Calgary's best restaurants, shops and other retail amenities.	Harvey Russell Joy Daklala	
1513-1517 27 Ave SW 	South Calgary	M-C1	27,975 SF	\$2,500,000	DEVELOPMENT SITE 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	SUNRISE MEADOWS MULTI-FAMILY SITE 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	

Investment Sales Multi-Family & Land

18

Property	Location	Zoning	Site Size/ Available Area	Asking Price	Notes	Contact	Brochure
Bayview Gate SW 	Airdrie, AB	R-8	3.80 Acres	\$5,240,000	<p>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</p>	Harvey Russell	
1016 Short RD NW & 1830 Sarcee TR NW 	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>Residential Development Land - BOW RIVER ESTATES - Trendy "Urban Village" Development Opportunity</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 & 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.</p> <p>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	Please Contact Agent
525 HWY 22 	Cochrane	UR-R	40.00 +/-	\$8,000,000	<p>SPECTACULAR MOUNTAIN VIEWS!</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	
Springbank, AB 	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

19

Property	Location	Zoning	Site Size/ Available Area	Sale Price	Notes	Contact	Brochure
1-1420 40 Ave NE 	McCall	I-G	5,650+/-	\$925,000 \$850,000	Auto User on Main Floor - 3,850+/- SF. Place of Worship on Second Floor - 1,800+/- SF. 7.6% CAP RATE. 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	
113 Orchard Way 	Strathmore	I-G	5,030±	PRICE REDUCED! \$874,900 \$849,500	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	

Investment Sales Office, Retail

Property	Location	Zoning	Site Size/ Available Area	Sale Price	Notes	Contact	Brochure
1228 9 Ave SE 	Inglewood	Direct Control (DC-IZ93 Site 1)	6,190 +/-	\$2,395,000 \$2,095,000	OWNER-USER/ INVESTMENT OPPORTUNITY 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 can be made available to owner-user. MAJOR PRICE REDUCTION!	Brian West Connor West	

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