

# NAI ADVENT COMPLETED TRANSACTIONS

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**CALGARY, ALBERTA**  
**SALES | LEASING**

# 2025

## AT A GLANCE

NAI Advent is a full service commercial real estate firm located in Calgary Alberta Canada. We are locally owned and operated yet we have the advantage of being part of one of the largest commercial real estate networks in the world: NAI Global.

Our goal is to provide a collaborative personalized approach with our clients in creating superior real estate solutions.

With our broad based list of specialists in house, we offer a unique project driven approach to real estate which encourages a more strategic and long term strategy than just simply buying, selling, or leasing a property. By doing so, we are able to offer more value-add to most types of commercial real estate.

Our membership in NAI Global keeps our firm on the leading edge of the industry, while allowing us to maintain our local ownership and hometown loyalty. We benefit from the resources of a "corporate office" and hundreds of affiliated account executives worldwide without getting bogged down in bureaucracy. This arrangement makes it possible for us to take advantage of the best resources NAI has to offer and integrate them into a market-specific, and even client-specific approach.

NAI Advent is a progressive full service commercial real estate brokerage serving the Greater Calgary Area, providing our brokers and their clients with a quality and quantity of services unmatched by our competitors.

# NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

## Continues to Grow our Team

**To all those who engaged our  
services in 2025 we thank you!**

In 2025, NAI Advent continued its growth path and continues to look for client-centric professionals to add to our team.

We look forward to assisting you and bringing you opportunities in 2026.



# SALES

2025 | Notable Transactions

Calgary Office

3633 8 St SE, Calgary, AB T2G 3A5



OFFICE

## Glenmore Professional Centre

1201 Glenmore Trl SW, Calgary, AB T2V 4Y8

Sale Price: \$38,400,000



LAND - MULTI-FAMILY

## Riley Park Village Redevelopment Land

1402 8 Ave NW, Calgary, AB T2N 1B9

Sale Price: \$38,091,150



INDUSTRIAL

## Multi-Tenant Industrial Investment

1324 36 Avenue NE, Calgary, AB T2E 8S1

Sale Price: \$9,800,000



INVESTMENT

## Capitol Hill Redevelopment Site

2352, 2356 & 2364 Capitol Hill Cres NW,  
Calgary, AB T2M 4C1

Sale Price: \$5,600,000



MULTI-FAMILY

## East Village Mixed-Use Site

553 Riverfront Ave SE, Calgary, AB T2G 0C2

Sale Price: \$5,500,000



INDUSTRIAL

## Freestanding Industrial Building

3636 7 St SE, Calgary, AB T2G 2Y8

Sale Price: \$5,150,000

# SALES

2025 | Notable Transactions

Calgary Office

3633 8 St SE, Calgary, AB T2G 3A5



LAND

## ±7 Acres of Land in Okotoks

492-648 Westmount Rd, Okotoks, AB T1S 0N8

Sale Price: \$4,950,000



INDUSTRIAL

## Freestanding Service Shop

4207 82 Ave SE, Calgary, AB T2C 2R8

Sale Price: \$4,700,000



LAND

## ±9.5 Acres of Highway Land in Okotoks

322233 15 St E, Foothills County, AB T1S 3L7

Sale Price: \$4,700,000



MULTI-FAMILY

## Apartment Condo Building

727 3 Ave NW, Calgary, AB T2N 0J3

Sale Price: \$4,350,000



INDUSTRIAL

## Auto Dealership Judicial Sale

2730 23 St NE, Calgary, AB T2E 8L2

Sale Price: \$4,000,000



LAND

## ±2 Acre Multi-Family Development Site

Plan 7510093 Block 10 (Silverado, Calgary)

Sale Price: \$3,000,000

# SALES

2025 | Complete List of Transactions

**Calgary Office**

3633 8 St SE, Calgary, AB T2G 3A5

LOCATION	CITY/PROVINCE	SF	ACRES	PROPERTY TYPE	SALE PRICE
1201 Glenmore Trail SW	Calgary, AB	138,257	3.65	Office	\$38,400,000
1340-1430 8 Ave NW	Calgary, AB		6.02	Land	\$38,091,150
1324 36th Avenue NE	Calgary, AB	71,140	2.77	Industrial	\$9,800,000
M 4, R 28, T 24, S 29			68	Land	\$8,325,000
Plan A2, Block 13, Lots 8-15	Calgary, AB			Land	\$8,000,000
2352-2364 Capitol Hill Cres NW	Calgary, AB	23,986		Investment	\$5,600,000
553 Riverfront Avenue SE	Calgary, AB		1.31	Residential	\$5,500,000
3636 7th Street SE	Calgary, AB	21,519		Industrial	\$5,150,000
492 - 648 Westmount Road	Okotoks, AB		7.04	Land	\$4,950,000
4207 82nd Avenue SE	Calgary, AB	9,200		Industrial	\$4,700,000
322233 15 Street East	Foothills County, AB		9.87	Land	\$4,700,000
727 3 Ave NW	Calgary, AB	12,018		Residential	\$4,350,000
2730 23 Street NE	Calgary, AB			Industrial	\$4,000,000
2525 49 Ave SE	Calgary, AB			Land	\$3,400,000
Plan 7510093 Block 10	Calgary, AB		2	Land	\$3,000,000
Plan 7510093 Block 10	Calgary, AB		2	Land	\$3,000,000
570 Southland Drive SW	Calgary, AB	5,200		Industrial	\$3,000,000
306220 17 Street East	Foothills County, AB		72.20	Land	\$2,900,000
5620 94th Avenue SE	Calgary, AB			Industrial	\$2,600,000
Units 9-10, 500 Royal Oak Dr NW	Calgary, AB			Retail	\$2,400,000
319 38A Avenue SW	Calgary, AB	6,810		Industrial	\$2,350,000
1104 20th Avenue NW	Calgary, AB	1,600		Retail	\$2,280,000
4000 Landry Avenue	Red Deer County, AB		4.10	Land	\$2,240,000
318 36 Ave NE	Calgary, AB	6,000	0.46	Industrial	\$2,150,000
3801 16th Street SE	Calgary, AB	9,120		Industrial	\$1,965,000
4203-4211 17 Street SE	Calgary, AB			Industrial	\$1,950,000
M 4, R 27, T 12, S 23			4.36	Land	\$1,900,000
9504 Horton Road SW	Calgary, AB	5,547		Industrial	\$1,850,000
4008 Landry Avenue	Red Deer County, AB		1.34	Land	\$1,765,000
4073 Ogden Road SE	Calgary, AB	5,306		Industrial	\$1,550,000
4702 1 Street SW	Calgary, AB	7,230		Industrial	\$1,320,000

# SALES

2025 | Complete List of Transactions

**Calgary Office**

3633 8 St SE, Calgary, AB T2G 3A5

LOCATION	CITY/PROVINCE	SF	ACRES	PROPERTY TYPE	SALE PRICE
26, 5555 51 Ave SE	Calgary, AB	6,000		Industrial Condo	\$1,250,000
5333 61 Avenue SE	Calgary, AB		1.27	Retail	\$1,200,000
3113 5th Avenue NE	Calgary, AB			Industrial Condo	\$965,000
150, 10615 48 St SE	Calgary, AB	4,353		Industrial	\$965,000
15-145051 TWP RD 192 S	Newell County, AB	8,000	8.17	Industrial	\$950,000
Unit 5, 240007 Frontier Cres	Rocky View County, AB	2,200		Industrial	\$660,000
Unit 15, 240023 Frontier Cres	Rocky View County, AB	1,750		Industrial	\$479,000
207, 4603 Varsity Drive NW	Calgary, AB			Office	\$440,000
109, 4412 9th Street SE	Calgary, AB	1,250		Industrial	\$420,000
Suite 200, 602 12 Ave SW	Calgary, AB	1,325		Office	\$375,000
Unit 125, 4412 9th Street SE	Calgary, AB	1,250		Industrial	\$368,750
106 3316 Rideau Place SW	Calgary, AB	742		Industrial	\$365,000
Unit 611, 888 4 Avenue SW	Calgary, AB	850		Office	\$350,000
<b>Total</b>		<b>350,653</b>	<b>194.56</b>		<b>\$188,258,900</b>

# LEASING

2025 | Notable Transactions

Calgary Office

3633 8 St SE, Calgary, AB T2G 3A5



OFFICE

## Office in Atlantic Avenue Art Block

#450, 1011 9 Ave SE, Calgary, AB T2G 0H7

Leased Area: 28,564 SF



RETAIL

## Seton Retail Space

#120-125, 3755 Market St SE, Calgary, AB T3M 2P2

Leased Area: 9,400 SF



RETAIL

## Retail Unit in Atlantic Avenue Art Block

#450, 1011 9 Ave SE, Calgary, AB T2G 0H7

Leased Area: 10,577 SF



OFFICE

## Ottawa Office Space

#100, 35 Fitzgerald Rd, Ottawa, ON K2H 8R6

Leased Area: 11,921 SF



INDUSTRIAL

## Transaction Title

#6, 292230 Wagon Wheel Blvd, Rocky View County, AB T4A 0E2

Leased Area: 27,193 SF



COMMERCIAL

## Calgary Auto Mall

165 Glendeer Cir SE, Calgary, AB T2H 2S8

Leased Area: 20,696 SF

# LEASING

2025 | Notable Transactions

Calgary Office

3633 8 St SE, Calgary, AB T2G 3A5



INDUSTRIAL

## Standalone Industrial Service Building

9605 48 St SE, Calgary, AB T2C 2R1

Leased Area: 16,162 SF



TYPE

## Industrial Building with Yard

1560 Hastings Cres SE, Calgary, AB T2G 4E1

Leased Area: 13,712 SF on 1.6 Acres



INDUSTRIAL

## Freestanding Industrial Flex Building

3122 114 Ave SE, Calgary, AB T2Z 3V6

Leased Area: 9,388 SF



INDUSTRIAL

## Point Trotter Industrial Park - Phase 1

7270 106 Ave SE, Calgary, AB T2C 3B8

Leased Area: 18,424 SF



RETAIL

## Saskatoon Fitness Facility

1250 Ontario Ave, Saskatoon, SK S7K 1S5

Leased Area: 18,168 SF



INDUSTRIAL

## Industrial Warehouse Building

3015 58 Ave SE, Calgary, AB T2C 0B4

Leased Area: 8,435 SF

# LEASING

2025 | Complete List of Transactions

**Calgary Office**

3633 8 St SE, Calgary, AB T2G 3A5

LOCATION	CITY/PROVINCE	SF	ACRES	PROPERTY TYPE
#450, 1011 9 Ave SE	Calgary, AB	28,564		Office
#120 & 125, 3755 Market St SE	Calgary, AB	9,400		Retail
1011 9 Avenue SE	Calgary, AB	10,577		Retail
#100, 35 Fitzgerald Road	Ottawa, ON	11,921		Office
#6, 292230 Wagon Wheel Blvd	Rocky View County, AB	27,193		Industrial
165 Glendeer Circle SE	Calgary, AB	20,696		Commercial
9605 48 St SE	Calgary, AB	16,162		Industrial
1560 Hastings Crescent SE	Calgary, AB	13,712	1.6	Industrial
3122 114 Ave SE	Calgary, AB	9,388		Industrial
7270 106 Avenue SE	Calgary, AB	18,424		Industrial
1250 Ontario Avenue	Saskatoon, SK	18,168		Retail
3015 58 Ave SE	Calgary, AB	8,435		Industrial
#4, 3301 22 Street West	Saskatoon, SK	4,042.5		Retail
3716 61 Ave SE	Calgary, AB	3,912		Retail
#208, 5333 61 Avenue SE	Calgary, AB	1,800		Office
#1010, 1006 9 Ave SE	Calgary, AB	1,433		Retail
4073 Ogden Road SE	Calgary, AB	5,306		Industrial
1011 Glenmore Trail SW	Calgary, AB	4,573		Office
456-458 42 Avenue SE	Calgary, AB	5,804		Industrial
1629 32 Ave NE	Calgary, AB	4,965		Industrial
#103, 7879 8 Street NE	Calgary, AB	5,863		Industrial
#4 & 5, 2010 30 Ave NE	Calgary, AB	5,475		Industrial
#108, 5340 1 St SW	Calgary, AB	1,287		Office
1919 84 St NE	Calgary, AB	2 acres	2	Land
8612 48 St SE	Calgary, AB	3,200	1.06	Industrial
# 309, 4615 112 Ave SE	Calgary, AB	3,159		Industrial
1018 9 Ave SE	Calgary, AB	1,673		Retail
#270, 340 Midpark Way SE	Calgary, AB	2,419		Industrial
#2, 2010 30 Ave NE	Calgary, AB	2,806		Industrial
3528 114 Ave SE	Calgary, AB	2,272		Industrial
#112, 2850 107 Ave SE	Calgary, AB	2,261		Industrial

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**Calgary Office**

3633 8 St SE, Calgary, AB T2G 3A5

LOCATION	CITY/PROVINCE	SF	ACRES	PROPERTY TYPE
#13, 6120 3 St SE	Calgary, AB	2,995		Industrial Condo
4514 10 St NE	Calgary, AB	3,598		Industrial
#4, 2135 32 Ave NE	Calgary, AB	2,806		Industrial
8544 126 Avenue	Edmonton, AB	8,257		Industrial
#112, 5050 106 Avenue SE	Calgary, AB	2,250		Industrial
Unit A2, 9805 Horton Rd SE	Calgary, AB	2,184		Industrial
8612 48 St SE	Calgary, AB			Land
44037 Progress Way	Chilliwack, BC		3.5	Land
1209 19 Ave SE	Calgary, AB	3,600		Office
#42, 1259 Highfield Cres SE	Calgary, AB	2,424		Industrial
#222, 11929 40 Street SE	Calgary, AB	1,808		Industrial
#210, 11929 40 St SE	Calgary, AB	1,808		Industrial
6512 1A Street SW	Calgary, AB	4,971		Industrial
#40, 999 57 Ave NE	Calgary, AB	3,060		Industrial
4030 4 Street SE	Calgary, AB	2,037		Industrial
Unit 103, 11929 40 St SE	Calgary, AB	1,550		Industrial
Unit 101, 9715 Horton Rd SW	Calgary, AB	1,594		Office
Bay 5, 4275 78 Avenue SE	Calgary, AB	2,840		Industrial
2139 4 Ave NW (Main Floor)	Calgary, AB	2,363		Office
3429 12 St NE	Calgary, AB	2,304		Industrial
#4, 5935 35 Ave SE	Calgary, AB	1,290		Industrial
#4, 2821 3 Ave NE	Calgary, AB	1,719		Industrial
4702 1 Street SW	Calgary, AB	950		Industrial
Bay 9, 3419 12 Street NE	Calgary, AB	950		Industrial
Unit 5N, 5550 36 St SE	Calgary, AB	1,756		Industrial
3605 Bonnybrook Road SE	Calgary, AB	1,323		Industrial
437 34 Street East	Saskatoon, SK	904		Office Space
1247 36 Ave NE	Calgary, AB	1,500		Industrial
Unit 11, 6115 4 St SE	Calgary, AB	2,304		Industrial
3631 8 St SE	Calgary, AB	19,623		Industrial
Unit 102, 4825 47 Street	Red Deer AB	1,894		Industrial

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**Calgary Office**

3633 8 St SE, Calgary, AB T2G 3A5

LOCATION	CITY/PROVINCE	SF	ACRES	PROPERTY TYPE
Unit 206, 1135 64 Ave SE	Calgary, AB	824		Office
Unit 230, 9715 Horton Rd SW	Calgary, AB	675		Office
Suite 803A, 1333 8 St SW	Calgary, AB	807		Office
8077 40 St SE	Calgary, AB	5,000		Industrial
Unit 130, 5700 1 St SW	Calgary, AB	625		Office
3635 8 St SE	Calgary, AB	1,562		Industrial
Units 6 & 7, 1245 34 Ave NE	Calgary, AB	4,653		Industrial
505 Gateway Road NE	Airdrie, AB	15,000		Industrial
#169, 12111 40 St SE	Calgary, AB	2,038		Office
1301 34 Ave SE	Calgary, AB	4,780	0.43	Industrial
#1500, 635 8 Ave SW	Calgary, AB	4,300		Office (referral)
#2, 4412 Manilla Road SE	Calgary, AB	2,763		Industrial
Unit 1, 318 36 Ave NE	Calgary, AB	1,560		Industrial
#200, 1110 7 Street SW	Calgary, AB	1,101		retail
Unit 13, 2135 32 Ave NE	Calgary, AB	2,822		Industrial
1919 84 Street NE	Calgary, AB		0.75	Land
<b>Total</b>		<b>79,714</b>	<b>1.18</b>	



**NAI Advent**

ADVENT COMMERCIAL REAL ESTATE CORP.

We look forward

**TO WORKING WITH YOU IN 2026**

**CALGARY ▶ ROCKY VIEW COUNTY ▶ AIRDRIE ▶ COCHRANE ▶ CHESTERMERE**

**36 COUNTRIES**

**375+ GLOBAL OFFICES**

**6,000 PROFESSIONALS**

Where else can we help you?

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