

September 2023

AVAILABLE PROPERTIES CALGARY INVESTMENT SALES, MULTI-FAMILY & LAND

FOR SALE: Full Block Downtown Site



Asking Price: Contact
Site Size: 2.83 Acres / 123,275 SF
Listing Director: Harvey Russell
Comments:

- The property has been rezoned allowing for a high-density mixed-use project up to 20 FAR with density bonusing.
- Flexible CR20-C20/R20 zoning allows for rental, condo, hotel and a wide variety of commercial uses

FOR SALE | Glamorgan Landing Estates - Apartments



Asking Price: Contact
Number of Units: 278
Listing Director: Harvey Russell
Comments:

- Brand new 2 Luxury apartment buildings with a separate amenity club house. The property offers spacious and professionally designed living space with numerous amenities and conveniences.

Springbank Hill – Development Land for Sale



Asking Price: \$15,296,693
Site Size: 12.15 Acres
Listing Director: Harvey Russell
Comments:

- Close to 69th Street SW LRT station.
- Amenities include Safeway, Shoppers Drug Mart, banks and many others.
- The Purchaser was provided a land use condition to re-zone site to multi-residential.

The Giordano - New Rental Apartment Building



Sold Price: Contact
Number of Units: 73
Listing Director: Harvey Russell
Comments:

- Superb location
- Just steps away from Shaganappi LRT
- Excellent access to transit and various retail and recreational amenities.
- 5-minute drive to Calgary's Downtown Business Core.

Springbank – Development Site for Sale



Asking Price: \$10,750,000 (\$85,333 / acre)
Site Area: 126 acres
Comments:

- Major price reduction, seller will carry financing or joint venture
- Municipal water, sanitary sewer, power, gas and telephone services available
- Location two miles west of the city of Calgary close to the Trans Canada Highway

Winston Heights - Multi-Family Development Site



Asking Price: \$2,000,000
Site Area: 16,272 Sq. Ft.
Listing Director: Harvey Russell
Comments:

- Located in the community of Winston Heights/Mountview in North East Calgary.
- Nearby amenities include grocery store, restaurants and other retailers and services.

Excellent Central Location – 5320 2 Street SW, Calgary



Asking Price: Contact
Site Area: 18,750 SF
Listing Director: Harvey Russell
Comments:

- The Property has a Direct Control Land Use for residential high density development, part of Manchester Area Redevelopment plan.
- Zoning allows for up to 126 units and 116,616 SF GFA.

Cochrane, AB – Residential Development Land



Asking Price: \$6,800,000
Site Area: 40± Acres
Listing Director: Harvey Russell
Comments:

- Cochrane town limits
- Amazing mountain views.
- Excellent Location adjacent to Sunset Ridge – Phase 3
- Significant Rental Income, until Development commences.

CONTACT US
www.naiadvent.com

HARVEY RUSSELL
Senior VP/Principal
403-620-0667
hrussell@naiadvent.com



September 2023 CALGARY

AVAILABLE, C/S & SOLD PROPERTIES

NAI Advent

Commercial Real Estate Services, Worldwide.

Elbow Drive/ 58 Avenue SW – Approved for 255 units



Sale Price: \$11,500,000
Site Area: 1.93 Acres (84,070 Sq.Ft.)
Listing Director: Harvey Russell
Comments:

- Re-zoned for a multi-residential zoning with a maximum floor area ratio ("FAR") of 2.75 and there is no unit maximum.
- Located 400 meters to the Chinook Centre shopping mall.

1906 Centre Street NE – Development Site



Sale Price: \$2,000,000
Site Area: 18,687 SF
Listing Director: Harvey Russell
Comments:

- Corner of Centre Street & 18 Ave NE
- Superb location, just 3 blocks from the future Green Line LRT station.
- Part of a trendy and desirable area, close to Downtown.

1110, 1114 & 1120 GLADSTONE RD NW



Sale Price: N/A
Site Area: 39,758 SF
Listing Director: Harvey Russell
Comments:

- Approved multi-residential: 80,000 GFA – 10 Storey
- 1 minute walk to LRT station and grocery store
- Desirable Kensington/Hillhurst community

614 12 AVENUE SE



Sale Price: \$7,000,000
Site Area: 60,548 SF
Listing Director: Harvey Russell
Comments:

- 9 FAR – 544,932 GFA
- Adjacent to new Calgary arena
- High density – no height restriction
- 220 Metres to new LRT (Light Rail Transit) station

Sage Hill – Development Site



Asking Price: \$3,360,000
Site Area: 2.40 Acres
Listing Director: Harvey Russell
Comments:

- Located as part of a fully, master-planned community
- It is conveniently located near many popular northwest shopping centres including the new Sage Hill Quarters, Creek Side, Beacon Hill, Country Hills Village and CrossIron Mills Mall.

THE VIC on 5th - 79 Luxury Units Rental Apartment Building



Sale Price: \$36,800,000
Units: 79
Listing Director: Harvey Russell
Comments:

- Superb Inner-City Location.
- Just steps away from Sunnyside LRT (Light Rail Transit System) station, offering luxury urban living within 15-minute walk to Calgary's Business Core.

2032 - 2040 37 Street SW – Mixed-Use or Multi-Res



Sold Price: Contact
Site Area: 18,000 Sq. Ft.
Listing Director: Harvey Russell
Comments:

- Located in Killarney/ Glengarry on 37th street just 3 blocks from grocery, retail and Westbrook LRT station.
- Prime inner city location, 15 min to downtown 10 minutes (7.4 kms) to the Rocky View Hospital

BayView, Airdrie – Development Site



Asking Price: Contact
Site Area: 3.60 Acres
Listing Director: Harvey Russell
Comments:

- Amazing Views.
- Part of a master-planned community that beautifully balances the relationship between natural and urban living offering its residents various recreational and entertainment amenities.

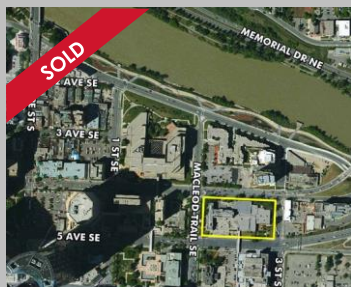
www.naiadvent.com

NAI Advent

Commercial Real Estate Services, Worldwide.

September 2023 CALGARY SOLD PROPERTIES

CALGARY - YWCA



Sale Price: \$48,875,000
Site Area: 123,689 SF
Purchaser's Agent: Harvey Russell

Comments:

- Located adjacent to Calgary's East Village
- Full downtown city block with access points from the main thoroughfares
- Potential FAR 10.5
- Bow River views / access

BVX SOUTH WEST LANDS



Sale Price: \$19,000,000
Site Area: 48.46 Acres
Listing Director: Harvey Russell

Comments:

- Proposed villa and apartment condo, premium location
- Site is designated for community core, residential, open space and urban nature (S-UN)
- Premium SW location

HILLHURST



Sale Price: \$10,000,000
Site Area: 33,100 SF
Listing Director: Harvey Russell

Comments:

- Spectacular site backing onto Riley Park
- Zoned for 4 FAR

1116-1128 5 AVENUE NW



Sale Price: \$7,340,000
Site Area: 26,231 SF
Listing Director: Harvey Russell

Comments:

- DC Multi-Residential
- Zoning allows for 3.00 FAR – 6 Storey (78,693 SFA estimated)
- Best of class NW inner-city location
- 4 property land assembly

ASPEN



Sale Price: N/A
Site Area: 9.2 Acres
Listing Director: Harvey Russell

Comments:

- Premium single family development site
- Approved for the development of 39 estate lots
- Excellent access to West LRT

MEMORIAL DRIVE

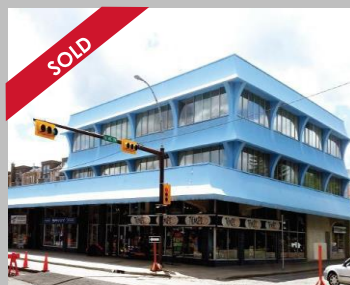


Sale Price: \$10,000,000
Site Area: 42,000 SF
Purchaser's Agent: Harvey Russell

Comments:

- 13 Single family home land assembly
- Desirable location, close proximity to downtown Calgary
- Established community, close to school, shopping and amenities

17TH AVENUE & 14TH STREET



Sale Price: \$10,350,000
Site Area: 29,475 SF
Listing Director: Harvey R. & John M.

Comments:

- Office building, two houses, parking lot and a one storey retail building included
- Best of class development

LUMEN - WINNIPEG



Sale Price: \$38,750,000
Site Area: 148 units in 17 buildings over 4 phases
Listing Director: Harvey Russell

Comments:

- Fully built out
- Located in South Pointe, Winnipeg's fastest growing residential subdivision

September 2023 CALGARY

SOLD PROPERTIES

COMPLETED TRANSACTIONS:

• 918 16th AVENUE SW	\$10.3 M - 15,939 SF High Density Development Site
• 881 Evanston Drive NW	\$4.8M – 5.34 Acres Multi Residential Site
• 712 -736 58 Ave SE & 5812 Elbow Dr. SW	\$12M – 84,000 SF Medium Density Multi-Site
• KOA Campground SW	\$33M – 48.5 Acre Low Density Multi Site
• 1 st Avenue SW	\$16M – 28,500 SF High Density Multi Site
• Sony Site – 4 th Street SW	\$17M – 33,000 SF High Density Multi Site
• Sage Meadows Lands	\$10.5M – 9.58 Acre Mixed Use Retail / Low Density Site
• 16 th Avenue SW Beltline	\$10.3M – 16,000 SF High Density Multi Site
• Macleod Trail	\$14.5M – 5.31 Acre Mixed Use Site
• Southview Crescent – Winnipeg	\$38M – 148 Unit Townhome Community
• Memorial Drive	\$10M – 42,000 SF Medium Density Multi Site
• Westsprings FMC	\$6M – 4.69 Acre Medium Density Multi-Site
• Westside	\$6.5M – 35 Unit Project Rental Apartments
• Axxess, Edge, Vita by Carlisle	\$93.3M – 508 / 3 Project Rental Apartments
• YWCA Site	\$48.8M – 2.3 Acre High Density Multi Site
• Seton	\$3.9M – 2.1 Acre Medium Density Multi Site
• Skypoint	\$7.4M – 4.4 Acre Medium Density Multi Site
• Kincora	\$6.6M – 4.5 Acre Senior Site
• Lethbridge	\$13.4M – 156 Unit Townhome Community
• Seton	\$55M – 349 Acre Low Density Single Family Site
• Seton	\$5.2M – 3.9 Acre Senior Site
• Kensington	\$1.8M – 5,297 SF High Density Multi Site
• Edmonton Trail	\$2.8M – 22,521 SF Medium Density Multi Site
• Falconridge	\$20M – 112 Unit Townhome Community
• 35th Avenue	\$1.2M – 13,577 SF Medium Density Multi Site
• Patterson Point	\$6.5M – 4.9 Acre Medium Density Multi Site
• 10th Avenue SW	\$23.2M – 37,750 High Density Multi Site
• 4th Avenue NE	\$1.5M – 27,443 SF Medium Density Multi Site
• McConachie Edmonton	\$3.2M – 4.4 Acre Medium Density Multi Site
• Airdrie - Bay Springs	\$4.1M – 6.08 Acre Medium Density Multi Site
• Marda Loop	\$5.4M – 45,648 SF Medium Density Multi Site
• 5th Ave NW	\$10M – 33,100 SF Medium Density Multi Site
• 14th Avenue SW	\$4.4M – 29,105 SF Medium Density Multi Site
• 11th Avenue SW	\$7.1M – 29,250 SF High Density Multi Site
• 11th Avenue SW	\$30M – .97 Acre High Density Multi Site
• Aspen	\$8.1M – 9.2 Acre Low Density Single Family Site
• Sherwood	\$6.1M – 5.8 Acre Medium Density Multi Site
• Airdrie	\$5.3M – 8.5 Acre Medium Density Multi Site
• Altadore	\$1.4M – 45,648 SF Medium Density Multi Site
• Kincora	\$4M – 3.5 Acre Medium Density Multi Site
• Father Lacombe	\$4M – 3.4 Acre Senior Care Land Site
• Midtown	\$40M – 47,578 SF High Density Multi Site
• Crescent Heights	\$2.6M – 41,918 SF Medium Density Multi Site
• 17th Ave SE	\$4.2 M – 45,648 SF Medium Density Multi Site
• Oliver Village, Edmonton	\$58M – 306 Unit Apartment
• Stratton Oaks	\$7M – 45 Unit Apartment
• Lake Chestermere	\$6.5 – 10 Acre Medium Density Multi Site
• Auburn Bay	\$3.3M – 3.3 Acre Medium Density Multi Site
• Auburn Bay	\$4.3M – 3.3 Acre Senior Housing
• Copperfield	\$3.4M – 4.5 Acre Multi Site
• 626 – 14th Avenue SW	\$4.5M – 26,050 SF High Density Multi Site
• 620 - Edmonton Trail NE	\$4.7M – 47,916 SF Medium Density Multi Site
• 101 - 121 19th Street NW	\$2.5M – 33,893 SF Medium Density Multi Site
• 1734 - 1738 9th Street SW	\$2.1M – 19,580 SF Medium Density Multi Site
• West Springs	\$4.2M – 4.8 Acre Medium Density Multi Site