




REVENUE PROPERTY FOR SALE

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	COMMENTS	CONTACT
<b>239 - 3 Ave, Strathmore</b>  MLS#C1026920	4,200 sq. ft.	Sale Only	\$685,000	<ul style="list-style-type: none"> <li>• <b>PRICE REDUCED – 7.25% CAP RATE</b></li> <li>• Incredible investment opportunity, fully leased out, freestanding Retail, Office and Warehouse building</li> <li>• Stable long term NNN lease tenants</li> <li>• Central downtown Central Business District location</li> <li>• Recently upgraded including newer roof, tenant improvements</li> </ul>	Darren Abrahamson  <a href="#">Brochure</a>

RETAIL SPACE FOR LEASE

PROPERTY	TOTAL AREA	UNIT NUMBERS	NET LEASE RATE PSF	OPERATING COSTS PSF	COMMENTS	CONTACT
<b>239 - 3 Ave, Strathmore</b>  MLS#C4107731	1,665 sq. ft.		13.65/sq. ft.	\$3.90/sq. ft.	<ul style="list-style-type: none"> <li>• Freestanding retail building</li> <li>• Incredible downtown Central Business District location</li> <li>• Recently upgraded including newer roof, tenant improvements</li> <li>• Corner Site, Handicap Access, High Traffic Area, Paved Lot, Retail Exposure, Visual Exposure</li> <li>• Existing tenant has Right of First Refusal</li> <li>• Available November 1, 2017</li> </ul>	Darren Abrahamson  <a href="#">Brochure</a>

INDUSTRIAL PROPERTY FOR LEASE/SALE

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	PRICE/ UNIT	COMMENTS	CONTACT
<b>#113, 3750 – 46 Ave SE</b>  MLS#4092342	Total Area: 4,128 sq. ft. Off/Showrm: 2,277 sq.ft. Warehouse: 1,851 sq. ft.	Sale or Lease	\$850,000 \$10.500/sq. ft.		<ul style="list-style-type: none"> <li>• Industrial bay/warehouse condo with a flexible floor plan</li> <li>• Separate entrance to upper level</li> <li>• Main level showroom, kitchenette, washroom &amp; warehouse</li> <li>• Upper reception, 3 offices, boardroom, kitchen &amp; washroom</li> <li>• Minutes to downtown, Foothills Industrial and the airport</li> <li>• Low condo fees. Ample parking</li> </ul>	Darren Abrahamson  <a href="#">Brochure</a>

For further information, please contact:

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