




FLEX BUILDING FOR SALE OR LEASE

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	TAXES/ OP COSTS	COMMENTS	CONTACT
711-717 Westlake Road Strathmore, AB  MLS#C4134858/4134886	Total Area: 21,000 sq. ft. Retail/Office: 8,855 sq. ft. Office Mezz: 657 sq. ft. Warehouse: 2,286 sq. ft. Car Wash Bays: 6,383 sq. ft. Apartments: 2,050 sq. ft.	Sale or Lease	Market Lease Rate: \$12.00 to \$15.00/sq. ft.	Taxes: \$22,140 (2017) Op Costs: \$2.02/sq. ft.	<ul style="list-style-type: none"> FOR SALE OR LEASE - Flex Building suitable for Retail, Office, Industrial, Car Wash (no equipment) and Multi-Family (3 Apartments – FULLY LEASED) Leasing options available from as little as 1,000 sq. ft. Great opportunity for either owner/occupier or investor Separately titled New roof installed in fall of 2013 	Darren Abrahamson Brochure Office/Retail Video Warehouse Video

INDUSTRIAL PROPERTY FOR LEASE/SALE

PROPERTY	SIZE	SALE / LEASE	TOTAL ASKING PRICE	PRICE/ UNIT	COMMENTS	CONTACT
228 Initiative Avenue SE  MLS#C4132364	1,750 sq. ft.	Sublease	\$9.50/sq. ft. Op Costs: \$6.50/sq. ft.		<ul style="list-style-type: none"> RATE REDUCED Available September 1/17 to August 31/18 Great small bay condo in Shepard Industrial Park Fenced rear yard storage for each unit Close proximity to Stoney Trail, Glenmore Trail and 84th Street SE 	Darren Abrahamson Brochure
3923 Manchester Rd SE  MLS#4120908	Warehouse: 1,530 sq. ft. Office: 675 sq. ft. Mezzanine: 550 sq. ft. @ no charge	Sublease	\$9.50/sq. ft. Op Costs: \$4.95/sq. ft.		<ul style="list-style-type: none"> RATE REDUCED Tenants relocating to larger space. Opportunity to extend lease past September 2018. Minutes from downtown city centre and Stampede grounds; close proximity to Macleod Trail and Blackfoot Trail. Walking distance to the 39th Avenue LRT station. Additional street parking. 	Darren Abrahamson Brochure

For further information, please contact:

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