

April 2024

# Retail

Vacancy Report



**Blackstone**

Commercial Real Estate Services

# Featured Property



**For Sale** | 288 Kinniburgh Blvd., Chestermere, AB



Bldg. Size

21,502 SF

**Just Reduced**  
Asking Price  
**\$9,250,000.00**

Contact:  
Shane Olin  
Mahmud Rahman  
Randy Wiens



**For Lease | Westland Centre, 5308 17 Avenue SW, Calgary, AB**



Unit 4 1,760 SF

Op Costs  
\$18.85 PSF  
Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



**For Lease | Plaza 5200, 5147 20 Avenue SE, Calgary, AB**



Unit 12 - 15 4,679 SF  
Unit 6 1,173 SF  
Unit 8 1,177 SF

Op Costs  
\$3.25 PSF (Est.)  
Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



**For Lease | The Bank, 204 4 Street NE, Calgary, AB**



Bldg. Size 3,867 SF

Op Costs  
\$5.00 PSF (Est.)  
Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



**For Sale | West 4100 Block, Calgary, AB**



Lot Area 0.46 acres  
Bldg. Size 6,839 SF

Asking Price  
**\$3,349,000**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Sale | Archery Business



Unit Size 8,000 SF  
+Second Floor Mezzanine

Asking Price  
**\$1,300,000.00**  
**+Plus Inventory**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Sale | 139 17 Avenue SW, Calgary, AB (Land & Building)



Lot Area 0.46 acres  
Bldg. Size 6,839 SF

Asking Price  
**Contact Associate**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Lease | La Chaumiere, 139 17 Avenue SW, Calgary, AB (Building)



Lot Area 0.46 acres  
Bldg. Size 6,839 SF

Op Costs  
TBV  
-----  
Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Lease | Forest Hills Plaza, 5315 - 17 Avenue SE, Calgary, AB



Unit 6 1,660 SF  
Unit 20 803 SF

Op Costs  
\$10.71 PSF  
-----  
Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Lease | Little Saigon Centre, 4909 17 Avenue SE, Calgary, AB



Unit 301

6,805 SF

Op Costs  
\$14.00 PSF  
—  
Net Rate  
**\$29.00 PSF**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Lease | Atrium Square, 4014 Macleod Trail S, Calgary, AB



Unit 102  
Unit 105

**LEASED**  
3,039 SF

Op Costs  
\$14.55 PSF  
—  
Net Rate  
**\$12.00 - \$25.00 PSF**

Contact:  
Shane Olin  
Olivia Bohdan



## For Lease | Mclvor Square, 53, 63, 65 Copperpond Passage SE, Calgary, AB



Building A 8,000 SF  
Building B 4,000 SF  
Building C 7,500 SF

*Can be demised to 1,200 SF*

Op Costs  
TBD  
—  
Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Sale | Commercial Property (Former Daycare), 308 Woodfield Road SW, Calgary, AB



Former Daycare  
Second Floor

3,616 SF  
+2,093 SF

Asking Price  
**\$1,200,000**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Lease | 601 - 17 Avenue SW, Calgary, AB



Unit 100	1,894 SF
Unit 113	4,176 SF
Unit 200	1,450 SF
Unit 202	1,566 SF
Unit 205	1,042 SF
Unit 210	868 SF
Unit 216	3,777 SF

Op Costs  
\$15.29 PSF  
+Property Taxes

Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Lease | Tarjan Block, 1423 Kensington Road NW, Calgary, AB



Unit 1421A	480 SF
Basement	1,500 SF

Op Costs  
\$24.53 PSF

Net Rate  
**Market**

Basement \$2,000/  
month Gross Rent  
(Utilities Included)

Contact:  
Mahmud Rahman  
Randy Wiens



## For Lease | Stampede Station Plaza, 1505 Macleod Trail SE, Calgary, AB



Main Floor	2,300 SF
Upper Level	2,300 SF

*Units can be demised*

Op Costs  
\$17.00 PSF

Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Lease | Simons Valley Square, 6219 Centre Street NW, Calgary, AB



Unit 10	2,289 SF
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Op Costs  
\$15.90 PSF

Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



**For Lease | 288 Kinniburgh Blvd., Chestermere, AB**



Unit 102                      1,076 SF

Op Costs  
\$13.31 PSF  
-----  
Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



**For Lease | Westmount Shops, 200 Southridge Drive, Okotoks, AB**



Unit 1003                      1,440 SF  
Unit 1069                      1,335 SF  
Unit 1233A                      2,139 SF  
Unit 1235                      3,219 SF

Op Costs  
\$8.93 - \$10.78 PSF  
-----  
Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



**For Lease | Country Hills Plaza, 100 Stockton Avenue, Okotoks, AB**



**Unit 210**

Unit 180                      7,000 SF  
Unit 210                      3,264 SF

Yard                      0.25 - 0.5 Acre  
(Up to +/- 40,000 SF)

Op Costs  
\$10.15 PSF  
-----  
Net Rate  
**Market**  
Yard \$1.00 PSF

Contact:  
Mahmud Rahman  
Randy Wiens



**For Sale | Oasis Greens Golf Course, 12014 242 Avenue West, Foothills County, AB**



Land Size                      50 acres  
Bldg. Size                      2,179 SF

Asking Price  
**\$9,000,000**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Lease | Trading Post in Sunset Ridge, 101 Sunset Drive, Cochrane, AB



Unit 3217	750 SF
Unit 5101	1,816 SF
Unit 5217	715 SF
Unit 9101	1,250 SF

Op Costs  
\$10.00 PSF

Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Lease | Windsong Airdrie, 3166 Windsong Blvd. SW, Airdrie, AB



Units from 1,002 SF to 9,033 SF

Building 1	7,558 SF
Building 2	9,033 SF
Building 3	4,821 SF

Op Costs  
\$10.00 PSF

Net Rate  
**\$32.00 PSF**

Contact:  
Shane Olin



## For Sale | 55 & 59 East Lake Crescent NE, Airdrie, AB



Building Size	10,000 SF
Mezzanine	540 SF
Land Size	1.07 Acres

Asking Price  
**\$3,200,000**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Lease | 141 Gateway Drive NE, Airdrie, AB



Front Space	11,964 SF
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Op Costs  
\$3.25 PSF  
Property Tax Included

Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens





## For Lease | Piper Crossing Plaza, 3215 49th Avenue, Red Deer, AB



Unit 103	1,221 SF
Unit 108	1,249 SF
Unit 109	1,235 SF
Unit 201A	2,342 SF

Op Costs  
\$14.74 PSF

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Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Lease | 6751 52 Avenue, Red Deer, AB



Unit 101	1,697 SF
Unit 103	2,887 SF
<i>(Can be combined for 4,584 SF)</i>	

Op Costs  
\$9.50 PSF

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Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Sale | 5217 50 Street, High Prairie, AB



Building Size	2,330 SF
Car Wash	787 SF
Store	890 SF
Office Area	653 SF
Site Size	12,078 SF

Asking Price  
**\$1,300,000.00**

Contact:  
Mahmud Rahman  
Randy Wiens  
Marlin Glaspey



## For Lease | Grande Prairie Plaza, 11070 - 100 Avenue, Grande Prairie, AB



Unit 101	1,311 SF
Unit 103	1,244 SF
Unit 105	1,564 SF

Units can be combined up to a total of 4,119 SF

Op Costs  
\$14.94 PSF

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Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Lease | 10702 108A Street, Grande Prairie, AB



Site Size 10,200 SF

Op Costs  
\$6.50 PSF  
—  
Net Rate  
**\$26.00 PSF**

Contact:  
Mike Levesque



## For Lease | The Aurora Building, 11402 - 100 Street, Grande Prairie, AB



Unit 11402A 2,742 SF

Op Costs  
\$7.16 PSF  
—  
Net Rate  
**\$12.00 PSF**

Contact:  
Mike Levesque



## For Lease | 100 Ranch Market, Strathmore, AB



Unit 105 G1 <sup>CL</sup> 1,777 SF  
Unit 105 J&K 4,555 SF  
Unit 105 O&P 6,611 SF  
Unit 125 C 1,227 SF  
Unit 125 D 2,427 SF  
Unit 125 E2 2,037 SF

Op Costs  
\$10.00 PSF  
—  
Net Rate  
**Contact Associate**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Lease | Country Lane Mall, 510 Trans-Canada Highway, AB-1, Strathmore, AB



Unit G 2,162 SF  
Unit H 1,820 SF

Op Costs  
\$7.50 PSF  
—  
Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Lease | Midway Centre, Highway 12 & Highway 2, Lacombe, AB



Units from 1,250 SF to 17,965 SF  
*Units can be demised or combined*

Op Costs  
\$6.00 PSF (Est.)  
-----  
Net Rate  
**Market**

Contact:  
Patrick White



## For Lease | 3808 Highway Street, Valleyview, AB



Unit 102                      1,907 SF

Op Costs  
TBV  
-----  
Net Rate  
**\$28.00 PSF**

Contact:  
Mike Levesque



# Thank you for your interest!

For further information, please contact any of our experienced real estate professionals:

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