

May 2024

# Retail

Vacancy Report



**Blackstone**

Commercial Real Estate Services



# Featured Property



**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 | 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 | 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  
Bldg. Size

0.46 acres  
6,839 SF

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

Contact:  
Mahmud Rahman  
Randy Wiens



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



Lot Area  
Bldg. Size

0.46 acres  
6,839 SF

Asking Price  
**Contact Associate**

Contact:  
Mahmud Rahman  
Randy Wiens



## For Sale | Ravenwood, 1336-1340 12 Avenue SW, Calgary, AB



Unit Size                      938 SF  
*2 units sold together*

Asking Price  
**\$620,000**

Contact:  
 Mahmud Rahman  
 Randy Wiens



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



Unit 104                      785 SF  
 Unit 301                      6,805 SF

Op Costs  
 \$12 - \$14.00 PSF  
 ———  
 Net Rate  
**\$29.00 PSF**

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 | Atrium Square, 4014 Macleod Trail S, Calgary, AB**

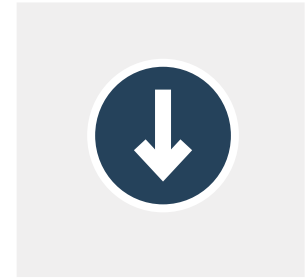


Unit 102  
Unit 105

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



Unit 10 2,289 SF

Op Costs  
\$15.90 PSF  
-----  
Net Rate  
**Market**

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

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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 <sup>C/L</sup>                      2,300 SF  
Upper Level <sup>C/L</sup>                      2,300 SF

*Units can be demised*

Op Costs  
\$17.00 PSF

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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

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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

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Net Rate  
**Market**

Yard \$1.00 PSF

Contact:  
Mahmud Rahman  
Randy Wiens



**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 | 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 | 100 Ranch Market, Strathmore, AB**



Unit 105 G1 <sup>C/L</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** | Trading Post in Sunset Ridge, 101 Sunset Drive, Cochrane, AB



Unit 3217  
Unit 5101  
Unit 5217  
Unit 9101

**LEASED**  
1,816 SF  
715 SF  
1,250 SF

Op Costs  
\$10.00 PSF  
-----  
Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



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



Front Space

11,964 SF

Op Costs  
\$3.25 PSF  
Property Tax Included  
-----  
Net Rate  
**Market**

Contact:  
Mahmud Rahman  
Randy Wiens



**For Sale** | Oasis Greens Golf Course (Business & Property), Foothills County, AB



Land Size  
Bldg. Size

50 acres  
2,179 SF

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

Contact:  
Mahmud Rahman  
Randy Wiens



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



Unit 103  
Unit 104 + 105  
Unit 108  
Unit 201A

1,221 SF  
2,117 SF  
1,249 SF  
2,342 SF

Op Costs  
\$14.74 PSF  
-----  
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  
*(Can be combined for 4,584 SF)*

Op Costs  
 \$9.50 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 | 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 | 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  
 \_\_\_\_\_  
 Net Rate  
**Market**

Contact:  
 Mahmud Rahman  
 Randy Wiens



## For Sale | 5217 50 Street, High Prairie, AB (Business & Property)



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 | 3808 Highway Street, Valleyview, AB



Unit 102                    1,907 SF

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

Contact:  
 Mike Levesque



## SOLD | Commercial Property, 308 Woodfield Road SW, Calgary, AB



Main Floor                3,616 SF  
 Second Floor            +2,093 SF

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

Contact:  
 Mahmud Rahman  
 Randy Wiens

**SOLD**

# Thank you for your interest!

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

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