

June 2024

# Retail

Vacancy Report



**Blackstone**

Commercial Real Estate Services



# Featured Property



**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**



**Blackstone**

**For Lease** 2015 14<sup>th</sup> Street NW



Unit 1,190 SF

Op Costs  
\$12.17 PSF  
Net Rate  
**Market**

Contact:  
**Mahmud Rahman  
Randy Wiens**

**Calgary, AB**



**For Lease** Westland Centre, 5308 17 Avenue SW



Unit 4 1,760 SF

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

Contact:  
**Mahmud Rahman  
Randy Wiens**

**Calgary, AB**



**For Lease** Plaza 5200, 5147 20 Avenue SE



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**

**Calgary, AB**



**For Sale** West 4100 Block



Lot Area 0.46 acres  
Bldg. Size 6,839 SF

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

Contact:  
**Mahmud Rahman  
Randy Wiens**

**Calgary, AB**



**For Sale** 139 17 Avenue SW (Land & Building)



Lot Area 0.46 acres  
Bldg. Size 6,839 SF

Asking Price  
**Contact Associate**

Contact:  
**Mahmud Rahman  
Randy Wiens**

**Calgary, AB**



**For Sale** Ravenwood, 1336-1340 12 Avenue SW



Unit Size 938 SF  
*2 units sold together*

Asking Price  
**\$620,000**

Contact:  
**Mahmud Rahman  
Randy Wiens**

**Calgary, AB**



**For Lease** Little Saigon Centre, 4909 17 Avenue SE



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**

**Calgary, AB**



**For Lease** La Chaumiere, 139 17 Avenue SW (Building)



Lot Area 0.46 acres  
Bldg. Size 6,839 SF

Op Costs  
TBV  
Net Rate  
**Market**

Contact:  
**Mahmud Rahman  
Randy Wiens**

**Calgary, AB**



**For Lease** Forest Hills Plaza, 5315 - 17 Avenue SE

**Calgary, AB**



Unit 6  
Unit 20

1,660 SF  
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 105  
Unit 211/212  
Unit 302  
Unit 310  
Unit 318

3,039 SF  
4,670 SF  
1,453 SF  
2,171 SF  
1,830 SF

Op Costs  
\$14.55 PSF

Net Rate  
**\$12.00 - \$20.00 PSF**

Contact:  
**Shane Olin  
Olivia Bohdan**



**For Lease** Mclvor Square, 53, 63, 65 Copperpond Passage SE

**Calgary, AB**



Building A  
Building B  
Building C

8,000 SF  
4,000 SF  
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



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**



**Calgary, AB**

**For Lease** Tarjan Block, 1423 Kensington Road NW



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**



**Calgary, AB**

**For Lease** Stampede Station Plaza, 1505 Macleod Trail SE



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**



**Calgary, AB**

**For Lease** Westmount Shops, 200 Southridge Drive



Unit 262	1,231 SF
Unit 1003	1,440 SF
Unit 1069	1,335 SF
Unit 1233A	2,139 SF
Unit 1235	3,219 SF

Op Costs  
\$8.93 - \$13.00 PSF

Net Rate  
**Market**

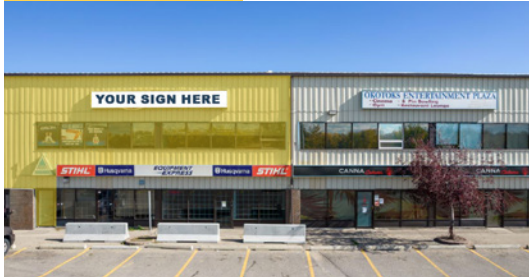
Contact:  
**Mahmud Rahman**  
**Randy Wiens**



**Calgary, AB**

**For Lease** Country Hills Plaza, 100 Stockton Avenue

**Okotoks, AB**



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 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**



**UNDER RENO! / ALL-NEW FACADE, LIGHTING, SIGNAGE**

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 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** 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 50 acres  
Bldg. Size 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 1,221 SF  
Unit 104 + 105 2,117 SF  
Unit 108 1,249 SF  
Unit 201A 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, 11020/11070 - 100 Avenue

**Grande Prairie, AB**



Unit 101A (In 11020)      1,328 SF  
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 (Business & Property)

**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** 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!

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