

July 2024

# Retail

Vacancy Report



**Blackstone**

Commercial Real Estate Services



# Featured Property



**For Lease** Victoria Square, 1212 1 Street SE

**Calgary, AB**



Suite 110  
(can be demised to 1,100 SF) 2,178 SF  
Suite 112 1,883 SF  
Suite 114 1,509 SF  
Contiguous up to 5,570 SF

Op Costs  
\$15.20 PSF


Net Rate  
**Market**

Contact:  
**Olivia Bohdan**



**For Lease & For Sale** The Nude, 1319 14 Avenue SW



Unit 101 621 SF /for lease or sale  
Unit 103 585 SF /for lease only  
Unit 104 609 SF /for lease only  
Unit 106 820 SF /for lease or sale  
Unit 107 862 SF /for lease or sale 

Op Costs  
\$351 - \$517/month  
(Includes Heat & Water)

Net Rate  
Market

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

**Calgary, AB**



**For Lease** Acadia Place, 580 Acadia Drive SE



Unit 102 1,982 SF

Op Costs  
\$16.00 PSF

Net Rate  
Market

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

**Calgary, AB**



**For Lease** 214 4 Street NE



465 SF

Op Costs  
\$15.48 PSF

Net Rate  
Market

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

**Calgary, AB**



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



1,190 SF

Op Costs  
\$12.17 PSF

Net Rate  
Market

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

**Calgary, AB**



**For Lease** The Bank, 204 4 Street NE

**Calgary, AB**



**C/L**

Bldg. Size 3,867 SF

Op Costs  
\$5.00 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** Plaza 5200, 5147 20 Avenue SE

**Calgary, AB**



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

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

Contact:  
**Mahmud Rahman  
Randy Wiens**



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

**Calgary, AB**



Lot Area 0.46 acres  
Bldg. Size 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 (Building)

**Calgary, AB**



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

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

Contact:  
**Mahmud Rahman  
Randy Wiens**



**For Lease** Atrium Square, 4014 Macleod Trail S

**Calgary, AB**



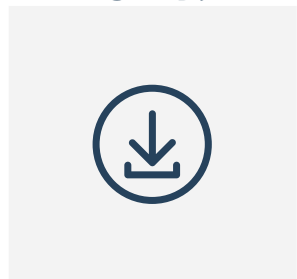
Unit 105	3,039 SF
Unit 211/212	4,670 SF
Unit 302	1,453 SF
Unit 318	1,830 SF

Op Costs  
\$14.55 PSF

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

Contact:  
**Shane Olin  
Olivia Bohdan**



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

**Calgary, AB**



<b>Building A</b>	
Unit 101	3,666 SF
Unit 109	1,968 SF
Unit 113A	900 SF
Unit 113B	916 SF
<b>Building B </b>	
<b>Building C</b>	
Unit 101	1,806 SF
Unit 105	2,371 SF
Unit 109	2,930 SF

Op Costs  
TBD

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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

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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>CL</sup> 2,300 SF  
Upper Level <sup>CL</sup> 2,300 SF

Units can be demised

Op Costs  
\$17.00 PSF

Net Rate  
**Market**

Contact:  
**Mahmud Rahman  
Randy Wiens**



## For Lease Westmount Shops, 200 Southridge Drive

Calgary, AB



Unit 259 976 SF  
Unit 262 1,231 SF  
Unit 1003 <sup>CL</sup> 1,440 SF  
Unit 1069 <sup>CL</sup> 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**



## For Lease Country Hills Plaza, 100 Stockton Avenue

Okotoks, AB



Unit 210 **LEASED** 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 C 2,396 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 A1	956 SF
Unit G1 <sup>9%</sup>	1,200 SF
Unit G2	960 SF
Unit H	1,820 SF

Op Costs  
\$7.50 PSF  
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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
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Op Costs  
\$3.25 PSF  
Property Tax Included  
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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 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



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**

**Red Deer, AB**



**For Lease** Midway Centre, Highway 12 & Highway 2



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**

**Lacombe, AB**



**For Lease** 10702 108A Street



Site Size 10,200 SF

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

Contact:  
**Mike Levesque**

**Grande Prairie, AB**



**For Lease** The Aurora Building, 11402 - 100 Street



Unit 11402A 2,742 SF

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

Contact:  
**Mike Levesque**

**Grande Prairie, AB**



**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**



**Leased** 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**

**LEASED**

**SOLD** Commercial Property, 308 Woodfield Road SW

**Calgary, AB**



Main Floor  
Second Floor

3,616 SF  
+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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