



# For Lease FEATURE

	Building	Asking Net Rent (PSF)	Op Costs 2025 (PSF)	Available Area (SF)	Available	Contact
OKOTOKS 👞	Westmount Shops					
	200 Southridge Drive	Market	\$ 9.41	<b>Unit 1003:</b> 1,440	Immediate	Mahmud Rahman
	Westmount - Okotoks		\$13.00	<b>Unit 259:</b> 976		Randy Wiens
			\$13.00	<b>Unit 266:</b> 1,169		
	VIEW BROCHURE		\$10.78	<b>Unit 1233A:</b> 2,139	Combined total 5,350 SF	
	VIEW ONLINE		\$10.78		or demised to suit 1,000 SF	
ME						

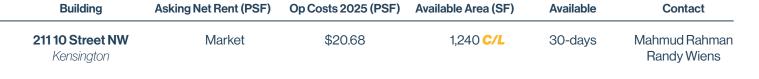




Contact









217 10 Street NW	Market	\$16.00	2,789 <b>C/L</b>	Immediate	Mahmud Rahman
Kensington					Randy Wiens





VIEW BROCHURE VIEW ONLINE



Market \$12.17 1,190 **LEASED** Immediate



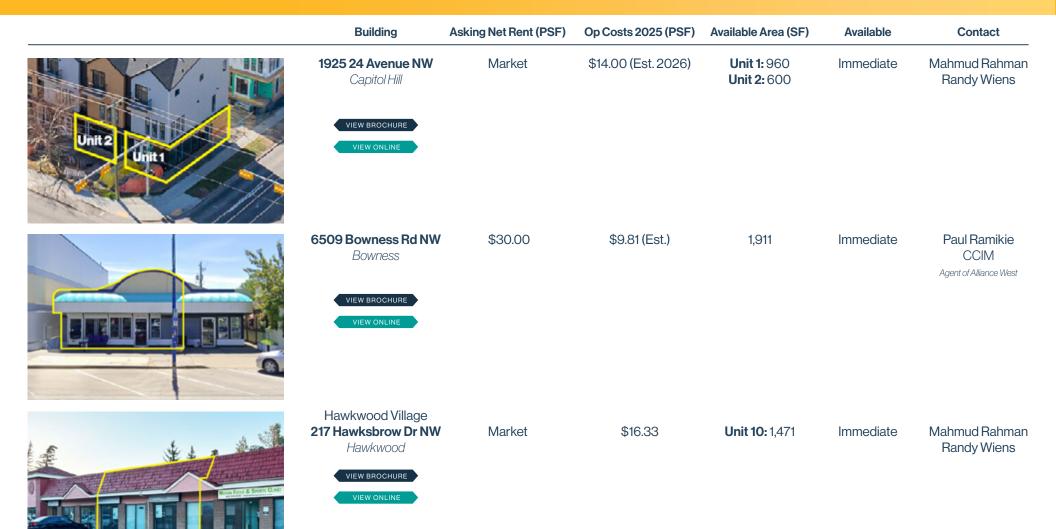
VIEW BROCHURE VIEW ONLINE

**Blackstone** 

Mahmud Rahman Randy Wiens

3













**2412-2414 Edmonton Trail NE** Ask Associate Commercial Space: 640±SF 6,000±SF Immediate Mahmud Rahman Winston Heights/Mountview House: 743±SF Immediate Randy Wiens

VIEW BROCHURE

VIEW ONLINE

VIEW ONLINE

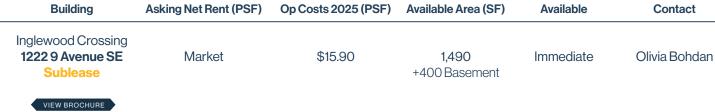


520 36 Avenue NE
Greenview
\$18.00 \$7.00 \$5,547 Immediate Mahmud Rahman Randy Wiens

876 SF
Office on 2nd Floor









4814 17 Avenue SE	Market	\$15.87	3,375 <b>LEASED</b>	30-days	Mahmud Rahman
Forest Lawn					Randy Wiens





VIEW ONLINE



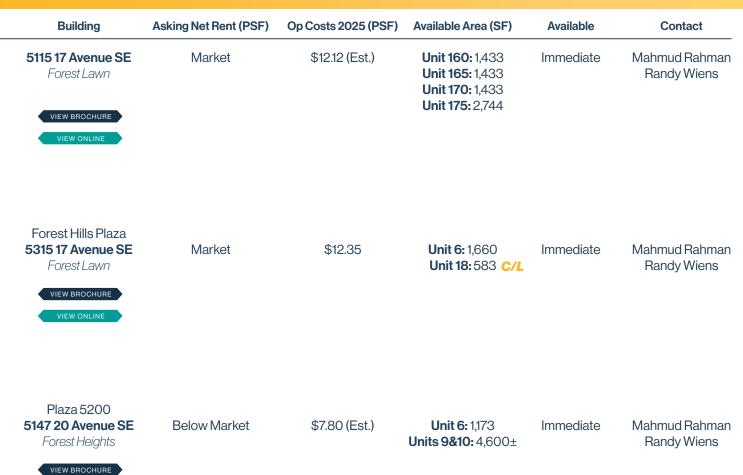
Little Saigon	***				
<b>4909 17 Avenue SE</b> Forest Lawn	\$29.00	\$12 - \$14.00	<b>Building A:</b> <b>Unit 105A:</b> 762	Immediate	Mahmud Rahman Randy Wiens
VIEW BROCHURE			<b>Building C:</b> <b>Unit 321:</b> 621		







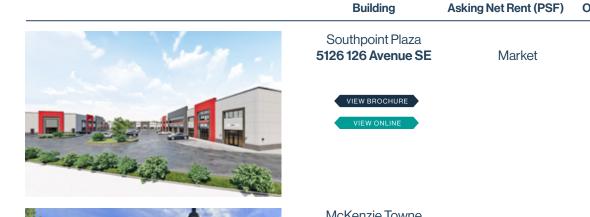




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VIEW ONLINE









McKenzie Towne

11 McKenzie Town Ave SE Ask Associate \$26.90 1,472 Immediate Olivia Bohdan

McKenzie

VIEW BROCHURE

VIEW ONLINE



McIvor Square 53-65 Copperpond Passage SE Market \$17 (Est.) **Building A** Q2 2026 (Est.) Mahmud Rahman New Brighton Unit 101: 3.666 Randy Wiens Unit 109: 1.968 **Unit 113B: 916** VIEW BROCHURE **Building C** VIEW ONLINE Unit 101: 1.806 Unit 105: 2,371 Unit 109: 2.930









FARM 2138 33 Avenue SW Q22026 Mahmud Rahman Market \$20.00 (Est.) **Unit A: 1,545** Marda Loop Main Floor Randy Wiens **Unit B: 1.471 Unit C: 2,210** Additional Demising Avail. **Unit A: 1,099** VIEW BROCHURE Unit D: 1,385 +467 mezzanine Unit E: 2,371 +602 mezzanine



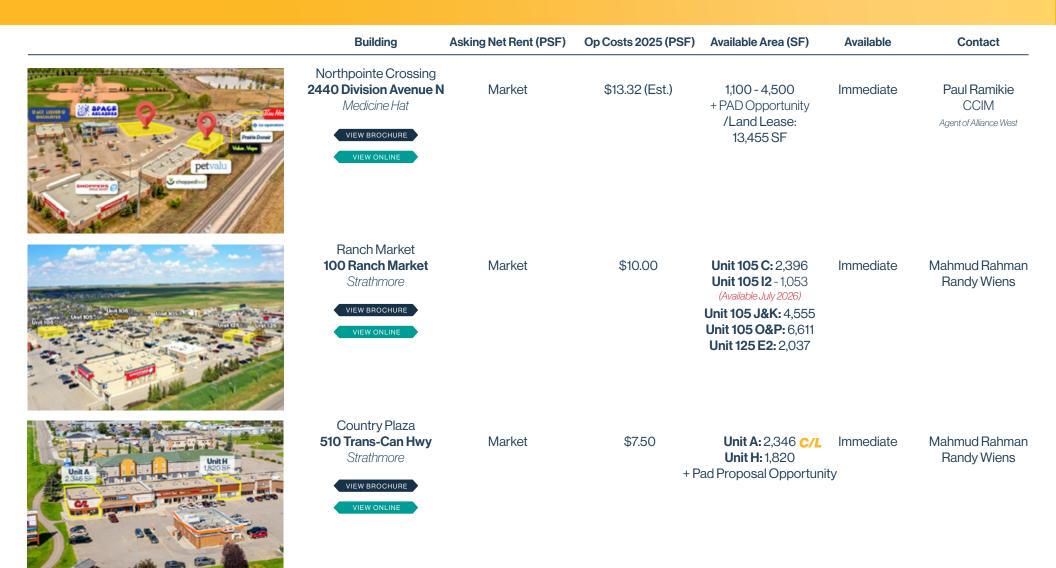
The Point

152 Southbank Street \$40.00 \$4.56 (Est.) Multiple Options Q2 2026 Mahmud Rahman Southbank Business Park
Okotoks 1,073 SF - 7,863 SF

For Lease/Sale

VIEW BROCHURE
VIEW ONLINE







Contact



VIEW ONLINE

VIEW BROCHURE VIEW ONLINE

VIEW ONLINE









Parkland Mall Multiple Options Mahmud Rahman 6359 Gaetz Ave **Below Market Immediate** Starting from 100SF Red Deer Randy Wiens Range of Mid-size Units Up-tp 21,000 SF VIEW BROCHURE



Available





**Building** 

\$14.74

Op Costs 2025 (PSF)

Unit 103: 1,207 Unit 201A: 2,217

Available Area (SF)

Immediate Shane Olin





Midway Centre Hwy 12 & Hwy 2 Lacombe

VIEW BROCHURE

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Market \$8.00

**Asking Net Rent (PSF)** 

Market

\$8.00 (Est.)

LOT 1B Building B Unit 2: 2,100 Unit 3: 2,100 Immediate + 2026 (Est.)

Mahmud Rahman Randy Wiens

Contact

Unit 4: 2,100 LOT 2 Building A Unit 6: 1,250 Unit 7: 1,250

Unit 7: 1,250 LOT 2 Building B Unit 5: 2,000 +/-LOT 3 Building B

**Unit 12:** 1,400 **Units 13 & 14:** 4,200

Immediate Shane Olin



The Aurora



(incl. 1,257 SF mezzanine) **Unit 205:** 315

Unit 203: 3 ic





# **FOR SALE**

Available





VIEW ONLINE



**Asking Price** 

Mahmud Rahman 1,009 **Immediate** Randy Wiens

1,779

Available Area (SF)



3105 34 Avenue SE Dover **FOR SALE** VIEW BROCHURE

VIEW ONLINE

Condo Fees: \$425,000 \$350/month Utilities: \$300/month Taxes: \$679/month

Op Costs 2025 (PSF)

Paul Ramikie **Immediate** CCIM

Agent of Alliance West

Contact



14 Railway Avenue **Turnkey Restaurant** Lomond, AB

VIEW ONLINE

VIEW BROCHURE

\$270,000 price reduced Includes: Business Assets. Building & Land

**Immediate** Mahmud Rahman 3.261 Davin Rowe

# Thank you for your interest!

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

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