

DECEMBER 2023

FEATURE LISTINGS



## NORTHMOUNT VILLAGE, CALGARY



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**AVAILABILITY: 3,107+/-sf**

Retail space in the community of Rosemount. Well known local businesses including the very popular Cambrian Pharmacy, Dollarama, the Bullet Coffee House, Dolphin Cleaners, Pawsitively Pooched and brands such as Little Ceasars, Subway & Liquor. The centre is located on the corner of 14 street NW (39,000 vehicles per day) and Northmount Drive (17,000 vehicles per day). Walking distance of 300m from St. Margaret School K-12, 600m from Cambrian Heights School K-6 and 700m from St. Francis High School 9-12.

**FOR LEASE**

CONTACT:

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## DOUGLASGLEN RETAIL CENTRE, CALGARY



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**AVAILABILITY: 1,300 sf**

High traffic busy plaza with 1,300 manageable square footage available with wide frontage. Anchored by Tim Hortons, F45 Fitness and Esso/7-Eleven. The centre is located on the corner of 114 Avenue (15,000 vehicles per day) and 24 Street (23,000 vehicles per day) with easy access digress to Deerfoot highway both Northbound and Southbound. Servicing areas of Douglas Glen, Douglasdale, Quarry Park, Riverbend and SE industrial areas. Steps away from transit, restaurants, banks and several car dealerships. Average median household income between \$130,000 and \$137,000.

LAST UNIT REMAINING !

**FOR LEASE**

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## EASTLAKE VIEWS, CALGARY



C / S

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**AVAILABILITY: UNIT 119    2,283+/-sf**

Highly desirable industrial condo bay for sale in East Shepard Industrial South East of Calgary. Features approximately 2,283 square foot quality built unit with rear drive-in door. Like new, move-in ready open bay with one washroom. Excellent 21 feet clear height. Possible for future mezzanine build for value added square footage. Full marshal lane around building with excellent parking ratio. 4 dedicated stalls. Easy access/digress to 114th Avenue, 106 Avenue, 52nd Street, Barlow Trail and Deerfoot. Close to Princess Auto, flying J and nearby amenities.

**FOR SALE**

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## DOUGLASGLEN PAD, CALGARY



DRIVE-THRU

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**AVAILABILITY: 5,059+/-sf**

High exposure anchor pad site available in Douglas Glen Retail Centre. Existing drive thru with patio conversion possible. Located on the corner of 114 Avenue and 24 Street with easy access digress to Deerfoot highway both Northbound and Southbound. Servicing areas of Douglas Glen, Douglasdale, Quarry Park, Riverbend and SE communities. Existing tenants include Tim Hortons, Enterprice, Kal-Tire, F45 Fitness and Esso/7-Eleven. Steps away from transit, restaurants, banks and several car dealerships.

**FOR LEASE**

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## FIXTURED SPA CONDO NW CALGARY

NDA FOR DETAILS

### BUSINESS & PROPERTY OFFERED AT \$450,000

Immaculately fixtured turn key beauty and wellness spa business with commercial condo property offered as a combination sale in the North West of Calgary. High-end build out with 5 private treatment rooms, bathroom with shower. Existing services include Aesthetic Skin Treatments, Slimming therapy, permanent makeup, teeth whitening, eyelash extensions and an exclusive supply of premium skin care products with a popular following. NDA/CA required for seller privacy.

## FOR SALE

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## GLACIER BUSINESS PARK

CLICK TO VIEW

### AVAILABILITY: UNIT 109 - 2,000sf

Unit 109 is 2,000 square feet (25x80ft) feature stunning two-story windows and the ability to add a second-floor office, providing businesses with even more space and flexibility. The 60-foot asphalt loading area ensures smooth and efficient loading and unloading of goods. Located just off Glenmore Trail SE, Stoney Trail SE, and 52nd Street SE, transportation and logistics are a breeze, making it easy to move goods in and out of your space. Don't miss out on the opportunity to own your own industrial space at Glacier Business Park. Contact us today to learn more about our rare small condominium opportunities and schedule a tour.

## FOR SALE

LEAD CONTACT:

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# DECEMBER 2023

## FEATURE LISTINGS



### EAST PORT SHOPPING CENTRE, CALGARY



LEASED!

#### LEASED

3,400 square foot vacancy available at East Port Shopping Centre. Located on the convenient corner of Memorial Drive (16,000 vehicles per day) and 52nd Street (28,000 vehicles per day). Surrounded by high density residential population and households with large families. Servicing well established and diverse neighbourhoods including Marlborough, Penbrooke Meadows and Forest Lawn. Very accessible plaza with plenty of parking. Shadow tenants include Shoppers Drug Mart, Burger King, Jiffy Lube and Little Caesars Pizza. Transit at the doorstep and highly walkable to residences.

#### FOR LEASE

CONTACT:

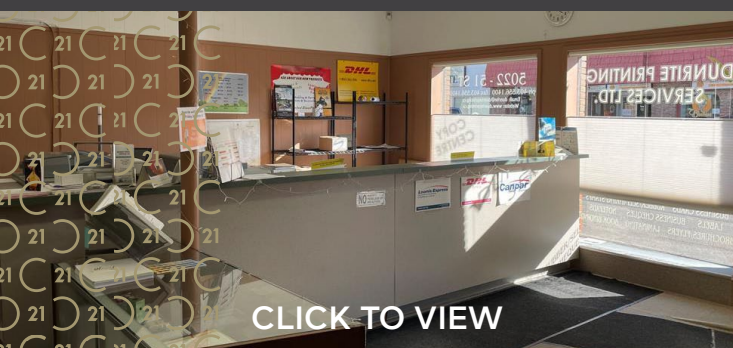
LAUREN GIANG

Commercial Real Estate Associate

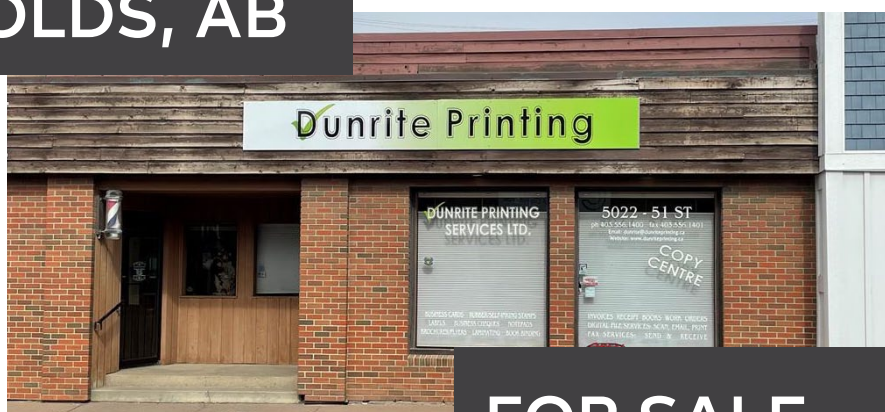
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### DUNRITE BUILDING, OLDS, AB



CLICK TO VIEW



#### FOR SALE

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OFFERED AT \$339,900

Well established print shop with loyal customers, located in historic Uptowne Olds. Dunrite printing has been meeting the needs of local residents and businesses for almost 40 years. Dunrite offers services from posters and blueprints to business cards and brochures and everything in between. Sale includes 1900sf building, all equipment necessary, customer files, digital files, inventory, training, and Staff (if needed).



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### HIGHWAY 2 & 27, OLDS, AB

[CLICK TO VIEW](#)

**OFFERED AT \$4.950,000**

Located at the Olds overpass along Highway #2 across from CO-OP Station, this 127.27 acre parcel has a Business Park District zoning within the Mountain View County. Most of the background studies have been completed, including the Groundwater Evaluation Report, the Geotechnical Evaluation, the Biophysical Impact Assessment, the Phase 1 and Phase 2 Environmental Site Assessments and the Storm Water Management Assessment. Great exposure to both Highway #2 and Highway #27. Excellent development opportunity.

## FOR SALE

CONTACT:

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Associate Broker

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### 4804 47 AVENUE, INNISFAIL, AB

[CLICK TO VIEW](#)

**OFFERED AT \$108,801**

Bare lot 56X120 located close to Downtown Innisfail. Currently zoned RT, to be rezoned by the Town of Innisfail

## FOR SALE

CONTACT:

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## FEATURE LISTINGS



### INQUIRIES

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CRE Associate

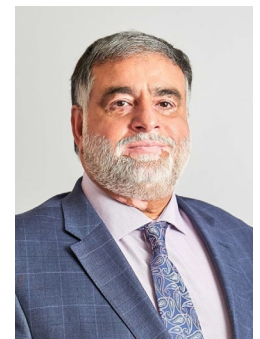
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### LISTINGS ALSO FOUND ON



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## CENTURY 21

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