

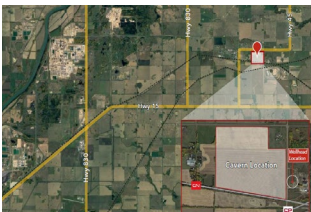




EXCLUSIVE LISTINGS SUMMARY JANUARY 2024

BUSINESSES / INVESTMENTS

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
	Stand Alone Industrial Investment Property 323-116 Avenue, Strathcona County, AB	\$3,200,000.00 View Brochure Eric Stang	11,800 sq ft (+/-)	<ul style="list-style-type: none"> • Located in the Cloverbar industrial area of Strathcona County • 100% occupied with a lease in place until January 2028 with renewal options • An excellent opportunity for investors to acquire a desirable, care-free industrial investment property
	RV Barn Land 51420 Range Road 223, Sherwood Park, AB	\$4,300,000.00 View Brochure Joel Wolski	15.86 acres (+/-)	<ul style="list-style-type: none"> • Existing, licensed RV storage business • Property has the largest hip roof barn in Strathcona County, two quonsets with concrete floors and a shop • Fully fenced and gated with video surveillance
	Industrial Heartland Storage Cavern Lamont County, AB	\$11,000,000.00 View Brochure Joel Wolski	Please Contact	<ul style="list-style-type: none"> • Rare opportunity to purchase the mineral rights for a salt cavern in Alberta's Industrial Heartland • Located minutes east of Bruderheim in Lamont County • Close proximity to major infrastructure including pipelines, rail, utilities
	Commercial Condo Investment Opportunity 10112 80 Avenue NW, Edmonton, AB	\$365,000.00 View Brochure Tyler Weiman	1,050 sq ft (+/-)	<ul style="list-style-type: none"> • BACK ON MARKET • Tenanted commercial condo • Investment opportunity with long term lease in place
	Investment Opportunity At Wye Business Centre 450 Ordze Road, Sherwood Park, AB	\$870,000.00 View Brochure Scott Endres	3,100 sq ft (+/-)	<ul style="list-style-type: none"> • Opportunity to acquire two units for sale in the Wye Business Centre. • Available units have existing leases in place with qualified tenants. • This is an excellent opportunity for investors to acquire a desirable, care-free office/retail investment space in Sherwood Park.



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