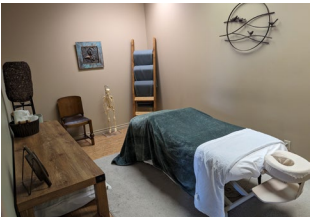






EXCLUSIVE LISTINGS SUMMARY APRIL 2024

BUSINESSES / INVESTMENTS

	PROPERTY	PRICE	SIZE	HIGHLIGHTS
 <p>Price Reduced!</p>	<p>Oak Heart Therapeutics Inc.</p> <p>#310, 14925 111 Ave. NW Edmonton Alberta</p>	<p>\$49,000.00</p> <p>View Brochure</p> <p>Marcus Schwabe</p>	<p>950 sq ft (+/-)</p>	<ul style="list-style-type: none"> • Business has been operating for 4 years • Services include Acupuncture and Massage Therapy • Space includes 4 treatment rooms, reception, staff room and laundry
	<p>Stand Alone Industrial Investment Property</p> <p>323-116 Avenue, Strathcona County, AB</p>	<p>\$3,200,000.00</p> <p>View Brochure</p> <p>Eric Stang</p>	<p>11,800 sq ft on 2.19 acres (+/-)</p>	<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
	<p>RV Barn Land</p> <p>51420 Range Road 223, Sherwood Park, AB</p>	<p>\$4,300,000.00</p> <p>View Brochure</p> <p>Joel Wolski</p>	<p>15.86 acres (+/-)</p>	<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
	<p>Commercial Condo Investment Opportunity</p> <p>10112 80 Avenue NW, Edmonton, AB</p>	<p>\$365,000.00</p> <p>View Brochure</p> <p>Tyler Weiman</p>	<p>1,050 sq ft (+/-)</p>	<ul style="list-style-type: none"> • BACK ON MARKET • Tenanted commercial condo • Investment opportunity with long term lease in place
	<p>Industrial Heartland Storage Cavern</p> <p>Lamont County, AB</p>	<p>\$11,000,000.00</p> <p>View Brochure</p> <p>Joel Wolski</p>	<p>Please Contact</p>	<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



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