

Exclusive Listings – August 2018

TOP COMMERCIAL AND INDUSTRIAL SPACES IN CALGARY & AREA



Aaron Gunn

Aaron Gunn is the newest member of Target Realty since transitioning into Commercial real estate from Precision Scale a 50 year old family run company for the past 12 years.







Aaron has built a reputation for being honest, ethical and trustworthy. As a negotiator, he has a keen eye and strong voice on behalf of his clients. Aaron specializes in lease, sell or purchase of a property whether industrial, office, investment or land.

Contact Aaron

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INDUSTRIAL - SOUTH

	<p>2824 – 58 Ave SE Bay 9</p> <p>LEASE</p>	<p>Area: 1,500 SF</p> <p>Office: 400 SF Warehouse: 1,100 SF Mezz: 400 SF</p>	<p>Loading: DI Sump: Yes Ceiling Height: 18' to under deck</p>	<p>Lease Rate: \$10.00 PSF Op Costs: \$5.16 PSF Availability: Immediately</p>	<p>Only 1 bay left!</p> <p>Front & rear designated parking areas</p> <p>Quick possession</p>	<p>Contact Aaron Gunn</p>
	<p>7003 – 5 St SE Suite C</p> <p>SUB-LEASE</p>	<p>Area: 2,767 SF</p> <p>Mezz: 712 SF</p>	<p>Loading: DI Sprinklered: Yes Ceiling Height: 18'</p>	<p>Lease Rate: \$10.50 PSF Op Costs: \$5.09 PSF Term: to March 31, 2019 Availability: 30 days</p>	<p>Well located in Glenmore Business Park</p> <p>I-G Zoning</p> <p>Lease extension possible</p>	<p>Contact Aaron Gunn</p>
	<p>3513 – 78 Ave SE Bay C</p> <p>LEASE</p>	<p>Area: 2,800 SF</p> <p>Office: 170 SF Warehouse: 2,710 SF</p>	<p>Loading: 2 DI Sump: Yes Ceiling Height: 20' Power: 150 amp</p>	<p>Lease Rate: \$11.00 PSF Op Costs: \$3.83 PSF Term: 60 months Availability: 30 days</p>	<p>Very clean bay recently painted</p> <p>Drive-thru loading capabilities</p> <p>1,200 SF outside storage yard</p>	<p>Contact Aaron Gunn</p>
	<p>3750 – 46 Ave SE Bay 343 (Main Fl.)</p> <p>LEASE</p>	<p>Area: 3,059 SF</p> <p>Office/Showroom: 1,059 SF Warehouse: 2,000 SF</p>	<p>Loading: DI 10'x12' HVAC: 6 ton Parking: 6 stalls Zoning: I-B</p>	<p>Lease Rate: \$10.00 PSF Reduced: \$9.00 PSF Op Costs: \$6.60 PSF Availability: Immediately</p>	<p>Quick Possession</p> <p>High Visibility fronting on Peigan Trail</p>	<p>Contact Aaron Gunn</p>
	<p>4220 – 17 St SE</p> <p>SALE OR LEASE</p>	<p>Area: 6,400 SF</p> <p>Office: 800 SF Warehouse: 5,600 SF</p>	<p>Loading: 4 DI Power: 400 amp</p>	<p>Lease Rate: \$10.00 PSF Asking Price: \$1,700,000 \$1,450,000 \$1,250,000</p>	<p>Free standing building with great front parking</p> <p>Located in Bonnybrook SE</p> <p>Demisable</p>	<p>Contact Aaron Gunn</p>
	<p>5915 – 36 St SE</p> <p>LEASE</p>	<p>Area: 11,200 SF</p> <p>Bay 1: 5,600 SF Bay 2: 5,600 SF Bay 3: 2,800 SF Bay 4: 2,800 SF</p>	<p>Loading: DI Power: 100 amp per bay</p>	<p>Lease Rate: \$10-\$11 PSF Op Costs: \$3.50 PSF Availability: Sep. 1, 2018</p>	<p>Stand-alone building</p> <p>Rear fenced paved yard</p> <p>3 options available</p>	<p>Contact Aaron Gunn</p>

	10827 – 27 St SE SALE	Area: 20,000 SF Bay 1 - 4: 5,000 SF	Loading: 1 DK 3 grade load	Asking Price: Call Agent Taxes (2018): \$20,786.25	Finished upstairs, office, board room, bathroom, lunch room, storage Demisable New LRT line coming behind building	Contact Aaron Gunn
	4900 – 102 Ave SE West Portion SUB-LEASE	Area: 20,262 SF Office: 1,078 SF Warehouse: 19,184 SF	Loading: 3 DI Power: 600 amp, 208V Yard: ½ acre available	Lease Rate: \$10.00 PSF Op Costs: \$4.75 PSF Term: to Feb 28, 2022 Availability: Immediately	Located in Eastlake Industrial Very Clean MUA including (CFM TBV)	Contact Aaron Gunn
	7110 Fairmount Dr SE LEASE	Area: 3,197 SF	Zoning: I-G	Lease Rate: \$10.00 PSF Reduced: \$8.00 PSF Op Costs: \$4.36 PSF Availability: Immediately	Close to Glenmore Trail Many built-in desks, shelves and drafting tables Amenities	Contact Aaron Gunn

INDUSTRIAL - NORTH

	2520 – 23 ST NE Bay 6 LEASE	Area: 1,960 SF Office: 600 SF Warehouse: 1,360 SF	Loading: 1 DI 12' x 12' Ceiling Height: 17' under deck 14' under truss Zoning: I-C	Lease Rate: Market Op Costs: \$7.99 PSF	Industrial or Office or Retail built out to suit Great location Ample Parking	Contact Aaron Gunn
	2520 – 23 ST NE Bay 18 LEASE	Area: 3,842 SF	Loading: 1 DI 12' x 12' Ceiling Height: 17' under deck 14' under truss Zoning: I-C	Lease Rate: Market Op Costs: \$7.99 PSF	Retail Showroom Former cellular outlet Great Location with ample parking	Contact Aaron Gunn
	312 Meridian Rd NE LEASE	Area: 8,298 SF Office/Showroom: 1,958 SF Warehouse: 6,340 SF	Loading: 3 DK Possibility of doors to be ramped	Lease Rate: Market Op Costs: \$3.95 PSF Zoning: I-C	Retail Industrial Great Barlow Trail exposure (38,00 VPD) New roof	Contact Aaron Gunn

	<p>2520 – 23 St NE Bay 7</p> <p>LEASE</p>	<p>Area: 15,088 SF</p> <p>Office: 12,288 SF Warehouse: 2,800 SF</p>	<p>Loading: 1 DI 12' x 12' Ceiling Height: 17' under deck 14' under truss Zoning: I-C</p>	<p>Lease Rate: Market Op Costs: \$7.99 PSF</p>	<p>Industrial or Office or Retail built out to suit</p> <p>Great location Ample Parking</p>	<p>Contact Aaron Gunn</p>
	<p>2520 – 23 St NE</p> <p>LEASE</p>	<p>Site Area: 2.21 acres</p> <p>Build to suit or land lease</p>	<p>Zoning: I-C</p>	<p>Lease Rate: Market</p>	<p>Pad Development Opportunity</p> <p>Retail, Industrial, Office</p> <p>Excellent location</p>	<p>Contact Aaron Gunn</p>