



Calgary SMI Commercial Real Estate Limited

Unit 1636, 246 Stewart Green SW
Calgary, AB, T3H 3C8
Main/Direct Ph. 403.266.0777

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www.smicommercial.com

Vacancy Report as of: 7/30/2024





View Listings on Google Maps: <https://maps.google.com/maps?q=http://dalecommercial.com/Attachments/A9141633-F3F6-4546-B155-568B110BFF59.kml&t=m>

Lease Rate	Op. Costs	Area SF Min / Max	Address
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INDUSTRIAL

1	Industrial	Building Listing SubLease/Head Lease	\$15.00 /Sq Ft	\$5.52	9000 B, 945 48 Avenue SE CALGARY
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 Mathieu Dery 403-862-0799
 MDery@SMICommercial.com



9,000 Sq. Ft. warehouse & office space. Land/yard area is 9,000 Sq. Ft. Ceiling height is 18 Ft. 3 drive in doors; 2 dock level doors; 200 electrical amps. Exhaust / Make-up Air system included.

http://www.smicommercial.com/property/945B_48AvenueSE.pdf

OFFICE

2	Office	Building Listing Head Lease	/Sq Ft	\$20.19	8222 Mayfair Place Min: 4000 303, 6707 Elbow Drive SW CALGARY
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8,222 Sq. Ft. office space. Alternate size: 4,000 Sq. Ft. High-speed Fibre Optic communications. High-traffic on Elbow Drive and close to Macleod & Glenmore Trails as well as Chinook Mall, C-Train & Bus stops. Free surface and underground parking stalls. 500+ residential and commercial tenants in building!

<http://www.smicommercial.com/property/6707ElbowDriveSW.pdf>

3	Office	Building Listing SubLease	/Sq Ft		4630 Horizon West 204, 2723 37 Avenue NE CALGARY
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4,630 Sq. Ft. office space. Class B building. Flexible term up to February 28, 2028. Market Gross Rent and TI's considered. Furnished offices.

http://www.smicommercial.com/property/2723_37AvenueNE.pdf

4	Office	Building Listing Head Lease	/Sq Ft	\$20.19	2601 Mayfair Place Suite 250, 6707 Elbow Drive SW CALGARY
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 MDery@SMICommercial.com



2,601 Sq. Ft. office space. General building. High-speed Fibre Optic communications. High-traffic on Elbow Drive and close to Macleod & Glenmore Trails as well as Chinook Mall, C-Train & Bus stops. Free surface and underground parking stalls. 500+ residential and commercial tenants in building!

<http://www.smicommercial.com/property/6707ElbowDriveSW.pdf>



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Lease Rate Op. Costs Area SF
 Min / Max Address

RETAIL

10	Retail	Building Listing	Head Lease	\$33.00 /Sq Ft	\$12.00	3550 Greenview Plaza 4720 Edmonton Trail NE CALGARY	
<p>Mathieu Dery 403-862-0799 MDery@SMICommercial.com https://www.youtube.com/watch?v=... (Click To View Virtual Tour)</p> <p>3,550 Sq. Ft. retail space. 1 dock level door. Operating liquor store available for take-over.</p> <p>http://www.smicommercial.com/property/4720EdmontonTrailNE.pdf</p>							
11	Retail	Building Listing	Head Lease	/Sq Ft	\$20.19	2380 Mayfair Place 126, 6707 Elbow Drive SW CALGARY	
<p>Mathieu Dery 403-862-0799 MDery@SMICommercial.com</p> <p>2,380 Sq. Ft. retail space.</p> <p>http://www.smicommercial.com/property/6707ElbowDriveSW.pdf</p>							
12	Retail	Building Pending	Head Lease	\$31.00 /Sq Ft	\$14.00	1854 Highland Plaza 4307 Centre Street NW CALGARY	
<p>Mathieu Dery 403-862-0799 MDery@SMICommercial.com</p> <p>1,854 Sq. Ft. retail space. Class AAA building. 200 electrical amps. New retail development with various sizes and M-U1 (Mixed Use - 1) zoning for wide variety of retail and professional uses. Project completed and ready for occupancy. Tenant Improvement Allowances available. Pending Date 4/10/2024. Original listed rate was \$31.00/Sq Ft.</p> <p>http://smicommercial.com/property/4303CentreStreetNW.pdf</p>							
13	Retail	Building Listing	Head Lease	\$31.00 /Sq Ft	\$14.00	1330 Highland Plaza 4313 Centre Street NW CALGARY	
<p>Mathieu Dery 403-862-0799 MDery@SMICommercial.com</p> <p>1,330 Sq. Ft. retail space. Class AAA building. 200 electrical amps. New retail development with various sizes and M-U1 (Mixed Use - 1) zoning for wide variety of retail and professional uses. Project completed and ready for occupancy. Tenant Improvement Allowances available.</p> <p>http://smicommercial.com/property/4303CentreStreetNW.pdf</p>							
14	Retail	Building Listing	SubLease/Head Lease	\$25.00 /Sq Ft	\$9.25	1200 Spiller Retail Centre 2012 Spiller Road SE CALGARY	
<p>Mathieu Dery Off: (403) 266-0777 Cell: (403) 862-0799 mdery@smicommercial.com</p> <p>1,200 Sq. Ft. retail space. N/A building.</p>							

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