




INVESTMENT Office Downtown

February 2012

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BUILDING NAME/ADDRESS	BROCHURE	UNIT	SIZE	SALE PRICE	PPSF	COMMENTS	ASSOCIATE
 SOLD Leeson & Lineham Block 209 8 th Avenue SW			30,000sf	Call Agent		Fully leased Heritage Building on Stephen Avenue approximately 1 block from TD Square and Bankers Hall	Richard Lewis

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INVESTMENT Office Beltline

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BUILDING NAME/ADDRESS	BROCHURE	UNIT	SIZE	SALE PRICE	PPSF	COMMENTS	ASSOCIATE
 Vantage Point 1053 10th Street SW	 BROCHURE	206	4,921sf	\$1,550,000	\$315/sf	Private patio 5 titled parking stalls Workout facility in building	Paul McKay Ryan Swelin
 505 21 st Avenue SW	 BROCHURE		3,500sf	\$1,800,000		Beautiful character office 7 parking stalls Prime Cliff Bungalow location	Ryan Swelin Dan Harmsen
 224 15 th Avenue SW	 BROCHURE		3,000sf	\$1,500,000		Stunning fully renovated character office space 9 parking stalls	Ryan Swelin Dan Harmsen



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BUILDING NAME/ADDRESS	BROCHURE	UNIT	SIZE	SALE PRICE	PPSF	COMMENTS	ASSOCIATE
 Health Plus 290 Midpark Way SE	 BROCHURE		31,648sf	\$10,850,000		Fully leased professional building with visibility from Macleod Trail South	George Larson







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	BUILDING NAME/ADDRESS	BROCHURE	SIZE	SALE PRICE	COMMENTS	ASSOCIATE
 	4211 13A Street SE	 BROCHURE	53,233sf	\$6,450,000 \$3,900,000	3.62 acres Food processing facility 3 blast freezers Heavy power CFIA Registered	Greg Albright
 	4043 Brandon Street SE	 BROCHURE	35,381sf	\$4,350,000 \$1,950,000	1.23 acres Food processing facility CFIA Registered Heavy power Excellent Central Location	Greg Albright







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BUILDING NAME/ADDRESS	BROCHURE	UNIT/SIZE	SALE PRICE	COMMENTS	ASSOCIATE
 955 McPherson Road NE	 BROCHURE	1,761sf-4,570sf	\$500/sf	Located in the heart of Calgary's vibrant community of Bridgeland. Available Spring 2012. 160-unit, 6-story brick and stucco modern building. Less than 500 metres to LRT and BRT	Jeff Robson Ellisa Asaria
 Golden Acre Twin Plaza	 BROCHURE	Approximately 57,548sf	Call Agent	Two storey multi-tenant retail/office building and single storey multi-tenant retail building	George Larson
 SOLD 1323 Centre Street	 BROCHURE	15,469sf	Call Agent	High traffic volumes along Centre Street National tenants include: Shoppers Drug Mart, Citi Financial, and Tim Hortons	George Larson

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INVESTMENT Retail Out of Town

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BUILDING NAME/ADDRESS	BROCHURE	UNIT/SIZE	SALE PRICE	COMMENTS	ASSOCIATE
 Highway 1A and Horse Creek Road Cochrane	 BROCHURE	1,000 to 33,972sf 2.76 acres	Call agent	Commercial/Retail/Office Bays High profile location off Highway 1A on NW side of Cochrane Adjacent to Cochrane's newest, largest and most desirable community by Heritage Hills	Greg Rieben Jeff Robson



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BUILDING NAME/ADDRESS	BROCHURE	UNIT/SIZE	SALE PRICE	UNIT PRICE	COMMENTS	ASSOCIATE
 1734 10 th Street SW Calgary	 BROCHURE	15 units	\$2,250,000	Approximately \$150,000/unit	Situated only half-block from vibrant 17 th Avenue SW	Earl Adelman

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INVESTMENT Multi Family Out of Town

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BUILDING NAME/ADDRESS	BROCHURE	UNIT/SIZE	SALE PRICE	UNIT PRICE	COMMENTS	ASSOCIATE
 1817 22 nd Street West, Saskatoon, SK	 BROCHURE	30 units	Market	Market	Completely renovated top to bottom. 18 two bedroom units and 12 one bedroom units	David Wallach Earl Adelman










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BUILDING NAME/ADDRESS	BROCHURE	SIZE	SALE PRICE	COMMENTS	ASSOCIATE
 <p>Town of Didsbury</p>	 <p>BROCHURE</p>	309 acres	\$16,500/acre	Located within town limits; prime residential/development opportunity	David Wallach
 <p>CONDITIONALLY SOLD High Plains industrial, Balzac</p>	 <p>BROCHURE</p>	±160 acres	\$47,500/acre	Adjacent to Range Road 291, one half mile south of Highway 566.	Doug Grinde
 <p>17th Avenue and 85th Street SW</p>		23.96 acres		Existing zoning: DC 12Z96 Contemplated zoning: Multi-family Residential, Roads (MR), Reserves (ER)	Doug Grinde
 <p>NEW LISTING Marda Loop Development Site</p>	 <p>BROCHURE</p>	23,000sf	\$3,290,000	FAR 2 16.5 meters DC zoning with C-COR 1 guidelines Located on NW corner of 34 th Avenue/19 th Street SW	Ryan Swelin Jeff Robson
 <p>NEW LISTING Inglewood Development Site</p>	 <p>BROCHURE</p>	32,495sf	\$5,000,000	FAR 2 Located on NE corner of 9 th Avenue/13 th Street SE Existing holding income	Ryan Swelin Dan Harmsen

BARCLAY STREET REAL ESTATE CALGARY TEAM



Investment Sales Associates

Earl Adelman
Associate, Investment Sales

Kelly Carver
Associate Broker, Investment Sales

Doug Grinde
Associate, Retail/Investment Sales

George Larson
Associate, Investment Sales

Richard Lewis
Associate, Investment Sales

Jeff Robson
Associate Broker, Retail Investment
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Ryan Swelin
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Industrial Sales/Leasing Associates

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Regional Manager

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