



NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

Light Industrial Retail Condo Bay

Bay 165, 4070 108 Ave NE, Calgary, AB T3N 2G2

PROPERTY HIGHLIGHTS

- **Below Market Purchase Price**
- ±1,963 SF industrial condominium designed to accommodate a variety of business uses
- Ideal for general industrial - light, bottle depot, healthcare services, retail, restaurant, veterinary, or pet care
- Functional layout featuring a combination of reception/showroom space and warehouse area
- Located in a high-growth area that continues to attract strong commercial traffic and investment
- Surrounded by a variety of amenities, including retail plazas, professional services, medical users, and restaurants
- Situated within a rapidly expanding trade area serving approximately 80,000 residents

JUDICIAL SALE

±1,963 SF

INDUSTRIAL CONDO BAY

For more information,
please contact:



Blair Best | Senior Associate

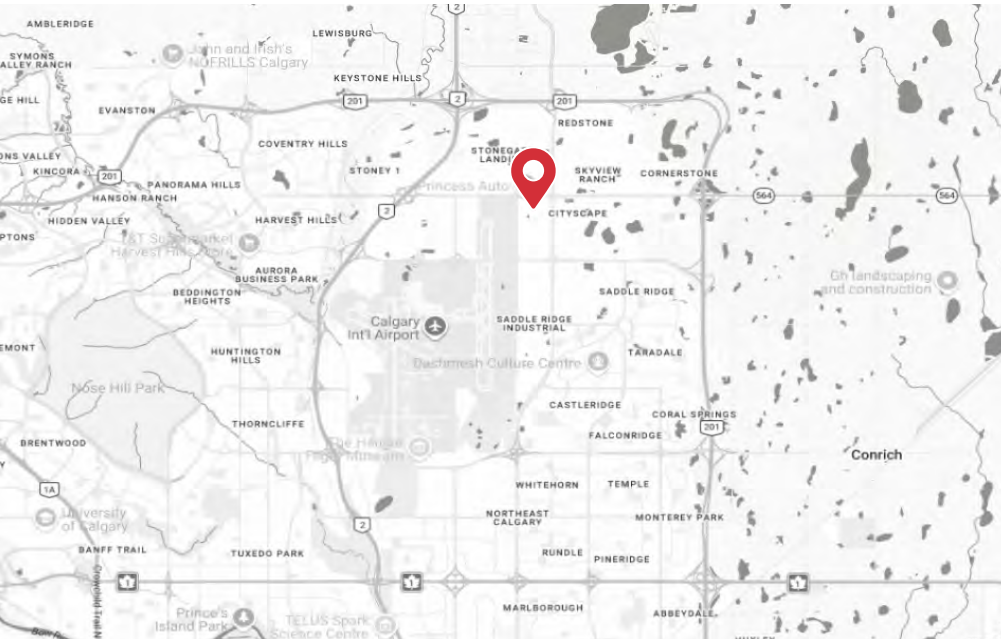
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ABOUT THE PROPERTY

PURCHASE PRICE	\$819,000 <i>Below Market Value!</i>
LEGAL ADDRESS	2410104; 12
YEAR BUILT	2022
UNIT SIZE	±1,963 SF (TBV)
ZONING	I-C (Industrial - Commercial)
LOADING	1 Drive-in door (14' x 16') (TBV)
CEILING HEIGHT	24' clear (TBV)
CONDO FEES	\$15.00 PSF (TBV)
PROPERTY TAXES	\$15,290.94 (2025)

STONEY 3: A GROWING DESTINATION

Stoney 3 has established itself as one of Northeast Calgary's premier commercial destinations, offering businesses a strategic location within a rapidly growing and highly connected trade area. Supported by strong residential growth and ongoing commercial development, the district continues to attract a diverse mix of industrial, retail, and service users seeking long-term opportunity in one of the city's most active markets.

Key location attributes include:

- » Immediate access to Stoney Trail, Metis Trail, and Country Hills Boulevard, providing excellent connectivity throughout Calgary and beyond
- » Minutes from Calgary International Airport, supporting businesses with regional and international travel requirements



JUDICIAL SALE OFFERING PROCESS

On behalf of the Court of King's Bench of Alberta, NAI Advent is pleased to present 100% interest in this As-is condominium unit for immediate sale.

- » Access to the property for an interior tour is not guaranteed and will be arranged on a case by case basis.
- » The Seller is not required to provide the Buyer with any condominium documentation and the Buyer shall be solely responsible for obtaining any condominium documentation, estoppel certificates, condominium bylaws, and/or financial statements it may require. The Buyer must satisfy itself with the condition of the condominium unit, the common property, and the financial condition of the condominium corporation and agrees that neither the Seller nor its agents, have made any representations or warranties pertaining to the offering including, the adequacy of any reserve fund, any potential special assessments levied, or the existence of any legal actions pending against the condominium corporation.
- » All offers submitted shall be in writing, be subject to the approval and acceptance by the Court on such terms as the Court considers appropriate. A copy of the Offer to Purchase contract, must include Schedule 'A', will be provided to interested parties and is required for all expressions of interest. The possession date will be determined by the Court. All Offers must be accompanied by a certified cheque or money order payable to NAI Advent in Trust for the deposit amount referred to in the Offer To Purchase.

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