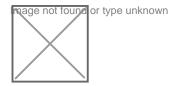


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

125 MAIN STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationAirdrie, Alberta

Listing ID: 28770

MLS ID: A2172159

\$10,880,000



BENNETT EDWARDSON

(403) 973-0238

Manchester Properties Inc.

403-212-5375

125 Main Street N, Airdrie , Alberta T4B 0R8

Transaction Type

For Sale

Days On Market

264

Zoning

МЗ

Subdivision

Downtown

Building Type

Commercial Mix,Low Rise (2-4

stories), Mixed Use, Office Building, Retail

Year Built 1984

Structure Type

Mixed Use

Property Type Commercial **Property Sub Type**

Retail

Legal Plan

S4000R

Building Area (Sq. Ft.)

27443.00

Building Area (Sq. M.)

2549.52

Roof

Tar/Gravel

Cooling Central Air Heating

Floor Furnace, Forced Air, Natural Gas

Access to Property

On Major Traffic Route, Public

Transportation Nearby, Two-Way Access

Inclusions

N/A

Restrictions

Call Lister

Reports

Rent Roll, RPR

This is an excellent opportunity for a savvy investor to acquire the Airdrie Town Centre: a prime investment opportunity within the 'Downtown Revitalization Plan Area' making it a very desirable property to own in the short and long term. This property is located on Main Street with great curb appeal, drive by visibility, on site parking (59 stalls) and a brand-new elevator (2023) servicing the second floor. This building is 100% occupied with only one vacancy of 900 sq. ft. which the owner is actively marketing for lease. The property is tenanted by quality tenants with 74% of the building leased until March of 2033. Current Net Rental income is \$622,750 + amortization recovery of \$57,800 which equals Total Net Revenue of \$680,600 for 2025. Over the next ten years the total net revenue is projected to average \$737,900 per annum. Click the link below to download the brochure!

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