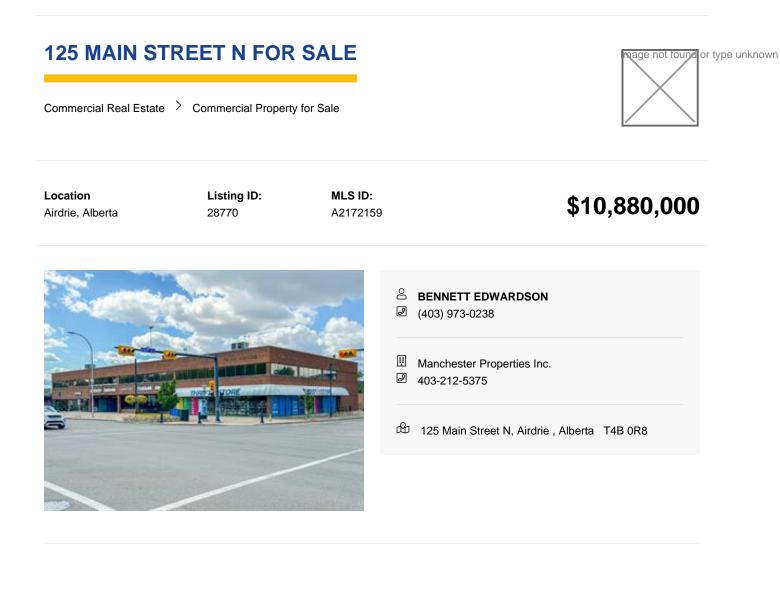


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The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



<b>Transaction Type</b> For Sale	Days On Market 327	<b>Zoning</b> M3
Subdivision Downtown	<b>Building Type</b> Commercial Mix,Low Rise (2-4 stories),Mixed Use,Office Building,Retail	<b>Year Built</b> 1984
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Retail
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
S4000R	27443.00	2549.52
Roof	Cooling	Heating
Tar/Gravel	Central Air	Floor Furnace, Forced Air, Natural Gas
Access to Property On Major Traffic Route,Public Transportation Nearby,Two-Way Access	Inclusions N/A	<b>Restrictions</b> Call Lister
<b>Reports</b> 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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