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125 MAIN STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Airdrie, 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 M3
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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