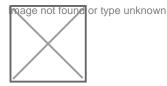


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

224 EDMONTON TRAIL SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationAirdrie, Alberta

Listing ID: 30037

MLS ID: A2203445

\$1,399,900



 $\stackrel{\circ}{-}$ KAMIL LALJI

(403) 383-1579

□ CIR Realty

403-294-1500

224 Edmonton Trail SE, Airdrie , Alberta T4B 1S2

Transaction Type

For Sale

Subdivision

Edmonton Trail

Property Type

Commercial

Building Area (Sq. Ft.)

2133.27

Lot Size (Acres)

0.32

Reports

Environmental Phase 1,Floor Plans,RPR,Title

Days On Market

152

Year Built

1985

Property Sub Type

Retail

Building Area (Sq. M.)

198.19

Inclusions

To be determined during Due Diligence

period.

Zoning

CS

Structure Type

Retail

Legal Plan

7710512

Lot Size (Sq. Ft.)

13993

Restrictions

Airspace Restriction, None Known

Explore the rare chance to invest in the highly coveted Edmonton Trail retail zone of Airdrie. This 83' x 150' site is ideally situated within the city's commercial district, mere steps from surrounding development and quickly accessible to Queen Elizabeth 2 Highway. The sizeable 13,986 SF lot comes fully equipped with a 2,133 SF restaurant in pristine condition and 10 on-site parking stalls. An attractive destination with super high visibility for advertising and endless customer crossover from surrounding businesses. Existing tenant is a well known franchise that has been in place since 2005. At the expiration of the lease, the building owner will be positioned to increase the rent significantly to reflect current market rates. Don't pass up on this valuable opportunity to own the ideal asset in an active suburban community.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.