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224 EDMONTON TRAIL SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Airdrie, Alberta



Listing ID:
30037


MLS ID:
A2203445

\$1,399,900



 **KAMIL LALJI**
 (403) 383-1579

 CIR Realty
 403-294-1500

 224 Edmonton Trail SE, Airdrie , Alberta T4B 1S2

Transaction Type

For Sale

Days On Market

90

Zoning

CS

Subdivision

Edmonton Trail

Year Built

1985

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

7710512

Building Area (Sq. Ft.)

2133.27

Building Area (Sq. M.)

198.19

Lot Size (Sq. Ft.)

13993

Lot Size (Acres)

0.32

Inclusions

To be determined during Due Diligence period.

Restrictions

Airspace Restriction, None Known

ReportsEnvironmental Phase 1, Floor
Plans, RPR, Title

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.

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