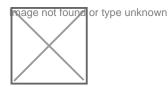


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

14, 620 1 AVENUE NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationAirdrie, Alberta

Listing ID: 31334

MLS ID: A2234399

\$27



△ BOB SHEDDY

2 (403) 324-2222

□ Century 21 Masters

403-823-2121

14, 620 1 Avenue NW, Airdrie , Alberta T4B 2R3

Transaction Type

For Lease

Lease Frequency

Annually

Building Type

Commercial Mix,Condo Complex,Mixed

Use,Retail

Property Type

Commercial

Building Area (Sq. Ft.)

4700.00

Lot Size (Acres)

0.12

Reports

Other Documents

Days On Market

22

МЗ

Zoning

Year Built 2006

Property Sub Type

Office

Building Area (Sq. M.)

436.64

Inclusions

None

Lease Amount

27.00

Subdivision

Willowbrook

Structure Type

Retail

Legal Plan

9913445

Lot Size (Sq. Ft.)

5172

Restrictions

None Known

Prime Corner Commercial Bay in Airdrie's Downtown Core – For Sale or Lease. Exceptional opportunity to own or lease a premium corner unit commercial condo bay in a professionally managed complex along bustling 1st Avenue, just minutes from Airdrie's vibrant downtown core. This expansive unit offers over 4,700 sq ft of office space, zoned M3 – Downtown Core Mixed Use District, allows for flexible business development in a high-exposure location. Available for lease at \$27.00 per sq ft, the total monthly rent is \$10,575 plus NNN, based on a 5-year escalating lease. The 2024 property taxes are approximately \$1,905.75/month.

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