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14, 620 1 AVENUE NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Airdrie, Alberta



Listing ID:
31334

MLS ID:
A2234399

\$27



 **BOB SHEDDY**
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 Century 21 Masters
 403-823-2121

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

Transaction Type For Lease	Days On Market 22	Lease Amount 27.00
Lease Frequency Annually	Zoning M3	Subdivision Willowbrook
Building Type Commercial Mix,Condo Complex,Mixed Use,Retail	Year Built 2006	Structure Type Retail
Property Type Commercial	Property Sub Type Office	Legal Plan 9913445
Building Area (Sq. Ft.) 4700.00	Building Area (Sq. M.) 436.64	Lot Size (Sq. Ft.) 5172
Lot Size (Acres) 0.12	Inclusions None	Restrictions None Known
Reports Other Documents		

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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