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MEDICAL FOR SALE

Businesses and Franchises for Sale > Business for Sale

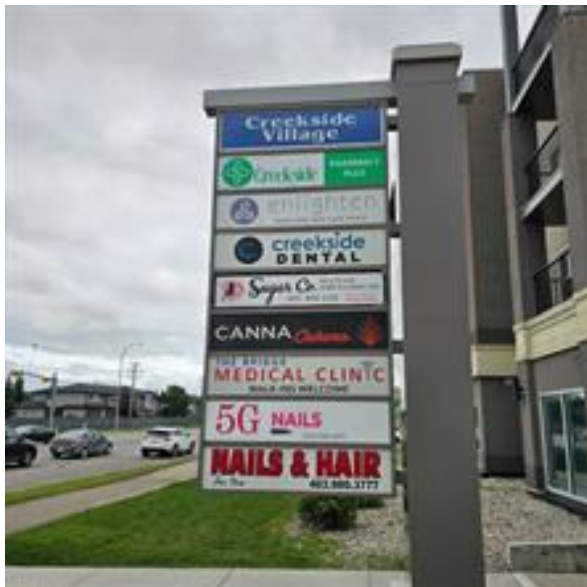


Location
Airdrie, Alberta



Listing ID:
31430


MLS ID:
A2241831

\$1,100,000



 **TALHA NIAZI**
 (587) 228-8203

 eXp Realty
 403-262-7653

 1113, 403 Mackenzie Way SW, Airdrie , Alberta T4B 3V7

Transaction Type For Sale	Title Fee Simple	Days On Market 62
Business Type Medical	Zoning Downtown Core Mixed Use D	Subdivision Downtown
Building Type Commercial Mix,Condo Complex,Low Rise (2-4 stories)	Year Built 2015	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Retail	Legal Plan 1311366
Building Area (Sq. Ft.) 2277.00	Building Area (Sq. M.) 211.54	Construction Type Mixed
Inclusions as per the lease	Restrictions Call Lister	Reports Call Lister

6% Cap – Turnkey Medical Retail Investment in Airdrie's Creekside Village – \$1.1M. Looking for a passive, income-generating asset with strong tenants and a solid return? Located in Creekside Village, SW Airdrie, this fully leased medical retail condo offers a 6% cap rate and immediate cash flow from two long-term tenants: A pharmacy & A psychology practice. Surrounded by 800+ residential units within walking distance. Shadow-anchored by Sobeys – high foot traffic. Ample surface parking for patients and staff. Easy access to major roads – perfect for medical + logistics synergy. Neighboring tenants include Anytime Fitness, MDJ Law, and Mountain Health Team. Offered at \$1,100,000 – Ideal for investors seeking a dependable, low-maintenance property. Solid location. Strong tenants. Steady income. 6% Cap – What more could you want?

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