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101, 44 GATEWAY DRIVE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Airdrie, Alberta



Listing ID:
32093


MLS ID:
A2256405

\$399,900



 **ANDRE AUBUT**
 (403) 948-2121

 Century 21 Masters
 403-948-2121

 101, 44 Gateway Drive NE, Airdrie , Alberta T4B 0J6

Transaction Type For Sale	Days On Market 1	Zoning DC-27-A
Subdivision Gateway	Building Type Condo Complex	Year Built 2011
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 1111639	Building Area (Sq. Ft.) 1166.00	Building Area (Sq. M.) 108.32
Lot Size (Sq. Ft.) 1247	Lot Size (Acres) 0.03	Inclusions n/a
Restrictions Development Restriction,Easement Registered On Title,Restrictive Covenant,Utility Right Of Way	Reports Audited Financial Statements,Estoppel Certificate,Restricted Covenants,Title	

Great new office listing for your business. This well-appointed corner office has two offices, a large kitchen area, large bull pen area and plenty of storage. There is plenty of common parking in the front and rear of the building. Great access to highway #2 and great traffic volumes passing by this commercial mixed use Light Industrial Mall. The current zoning is DC27-A which offers many occupancy uses including Commercial School, Financial Service, Health Care, Limited, Office, Personal Service, Industrial Service and Sales and many more. The property is also available for lease at \$18.00 psf (escalating \$1 Per year), Condo fees are \$415.00 per month, and property taxes are \$430.00 per month. Call now to book your private tour.

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