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## 309 MAIN STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Airdrie, Alberta



**Listing ID:**  
32271

**MLS ID:**  
A2259968

**\$1,395,000**



 **MARTIN DUROCHER**  
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 Royal LePage Blue Sky  
 403-338-2200

 309 Main Street NW, Airdrie , Alberta T4B 1E2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 126
<b>Zoning</b> DC-48	<b>Subdivision</b> Old Town	<b>Building Type</b> Free-Standing,Office Building
<b>Year Built</b> 1962	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1534X	<b>Building Area (Sq. Ft.)</b> 1157.00
<b>Building Area (Sq. M.)</b> 107.49	<b>Lot Size (Sq. Ft.)</b> 13002	<b>Lot Size (Acres)</b> 0.30
<b>Footprint (Sq. Ft.)</b> 1143	<b>Construction Type</b> Brick,Metal Siding	<b>Roof</b> Asphalt Shingle
<b>Foundation</b> Poured Concrete	<b>Heating</b> Forced Air,Natural Gas	<b>Lot Features</b> Back Lane,City Lot,Corner Lot,Landscaped,Many Trees,Near Public Transit,Paved,Private,Street Lighting
<b>Inclusions</b> Stove, Dishwasher, Washer, Dryer, Garage Door Opener	<b>Restrictions</b> Development Restriction,Encroachment	<b>Reports</b> Encroachment/Relaxation Agreemnt,Floor Plans,Land Survey

Excellent Main Street exposure for a variety of commercial uses - Medical, General Office, Retail. Great opportunity to buy and hold for future Downtown Development. Vacant ready for quick possession. You have the option to buy or lease with the ability to be a part of the heart of Airdrie. There is a high tech security system in place. Come and tour and explore the possibilities.

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