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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

\$1,400,000



 **MARTIN DUROCHER**
 (403) 338-2200

 Royal LePage Blue Sky
 403-338-2200

 309 Main Street NW, Airdrie , Alberta T4B 1E2

Transaction Type For Sale	Title Fee Simple	Days On Market 72
Zoning DC-48	Subdivision Old Town	Building Type Free-Standing,Office Building
Year Built 1962	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1534X	Building Area (Sq. Ft.) 1157.00
Building Area (Sq. M.) 107.49	Lot Size (Sq. Ft.) 13002	Lot Size (Acres) 0.30
Footprint (Sq. Ft.) 1143	Construction Type Brick,Metal Siding	Roof Asphalt Shingle
Foundation Poured Concrete	Heating Forced Air,Natural Gas	Lot Features Back Lane,City Lot,Corner Lot,Landscaped,Many Trees,Near Public Transit,Paved,Private,Street Lighting
Inclusions Stove, Dishwasher, Washer, Dryer, Garage Door Opener	Restrictions Development Restriction,Encroachment	Reports 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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