

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

800 VETERANS BOULEVARD NW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Airdrie, Alberta

Listing ID:
32803

MLS ID:
A2269553

\$9,595,000



 **SUKH BRAR**
 (403) 472-7200

 Royal LePage METRO
 403-400-0000

 800 Veterans Boulevard NW, Airdrie , Alberta T4A 2G1

| | | |
|-------------------------------------|---|--|
| Transaction Type For Sale | Days On Market 125 | Zoning C1 |
| Subdivision Silver Creek | Building Type Commercial Mix,Low Rise (2-4 stories),Retail,Shopping Centre,Strip Mall | Year Built 2004 |
| Structure Type Retail | Property Type Commercial | Property Sub Type Retail |
| Legal Plan 0312570 | Building Area (Sq. Ft.) 19975.00 | Building Area (Sq. M.) 1855.72 |
| Lot Size (Sq. Ft.) 82764 | Lot Size (Acres) 1.90 | Inclusions N/A |
| Restrictions None Known | Reports Environmental Phase 1,Land Survey,Plot Plan | |

\$200k price drop!!! A prime 19,985 square foot retail complex, strategically located on Veterans Blvd in Northwest Airdrie. Established in 2004, the shopping centre spans a 1.90-acre site. It boasts a 100% occupancy rate, with a diverse mix of local businesses as tenants. Investment Highlights: Robust Market Demographics: Airdrie's trading area encompasses a population of 277,441 and is recognized as one of Canada's fastest-growing cities. Favorable Tax Environment: Airdrie offers one of the lowest municipal tax rates in Alberta, with no business, machinery, or equipment taxes. Competitive Property Costs: The city benefits from low property assessment values, enhancing investment attractiveness. With a strong operating history, stable income, and a growing revenue profile, This Shopping Centre presents an exceptional opportunity to acquire a premier neighborhood shopping center at a competitive price per square foot and favorable investment.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.