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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	Days On Market	Zoning
For Sale	62	C1
Subdivision	Building Type	Year Built
Silver Creek	Commercial Mix,Low Rise (2-4 stories),Retail,Shopping Centre,Strip Mall	2004
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Retail
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
0312570	19975.00	1855.72
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
82764	1.90	N/A
Restrictions	Reports	
None Known	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.

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