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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

For Sale

Days On Market

62

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.

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