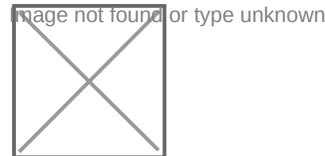


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

206, 2914 KINGSVIEW BOULEVARD SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Airdrie, Alberta

Listing ID:
32840

MLS ID:
A2269338

\$650,000



 **TIM WALSH**
 (403) 479-8863

 Royal LePage Benchmark
 403-253-1901

 206, 2914 Kingsview Boulevard SE, Airdrie , Alberta T4A 0E1

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning IB-1	Subdivision Kingsview Industrial Park	Building Type Condo Complex
Year Built 2007	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0713053	Building Area (Sq. Ft.) 3113.00
Building Area (Sq. M.) 289.20	Footprint (Sq. Ft.) 1523	Construction Type Mixed
Roof Tar/Gravel	Foundation None	Electric 100 Amp Service,Three Phase
Cooling Partial	Heating Natural Gas,See Remarks	Lot Features Paved
Access to Property Direct Access	Inclusions Office furniture, - desks, chairs, file cabinets, shelving if desired	Restrictions Airspace Restriction,Call Lister,Condo/Strata Approval
Reports Building Plans,Condo/Strata Bylaws,Floor Plans		

Commercial condos of this type are rare to find on the market in Airdrie. The unit is within the Kingsview Plaza, with excellent access to 40th Ave, Deerfoot Trail, Kingsview Market and Yankee Valley Blvd. The zoning is IB-1 for a variety of businesses, including business services, some retail and industrial services, animal services, microbrewery, health care and more. The condo includes 3,110 sq. ft. on 2 levels, consisting of a 570 sq. ft. shop / warehouse, reception, office, kitchen, bathroom and storage on the main level. The shop has 15 ft. clear height. The air conditioned second level is well designed offices and open area perfect for training plus a second bathroom. Loading is via a grade level 10 x 14 overhead door plus office entrance. Don't need both levels? - the second level can be easily secured from the main level for rental income. With assigned parking at the door and plenty of scramble parking, there is room for everyone. The rolling shelving system in the shop is available as a separate sale.

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