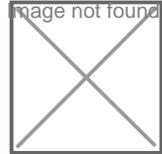


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

FAST FOOD, FOOD & BEVERAGE , HEALTH FOOD, PIZZA, RESTAURANT FOR SALE

Image not found or type unknown



Businesses and Franchises for Sale > Business for Sale

Location

Airdrie, Alberta

Listing ID:

33194

MLS ID:

A2274591

\$785,000



 **HARPREET JOHAL**

 (403) 919-2424

 VIVO Realty

 403-919-2424

 1140, 28 Kingsview Road SE, Airdrie , Alberta T4A 3L7

Transaction Type For Sale	Title Fee Simple	Days On Market 93
Business Type Fast Food,Food & Beverage ,Health Food,Pizza,Restaurant	Zoning IB-1	Subdivision Kings Heights
Year Built 2019	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 2211181	Building Area (Sq. Ft.) 1450.98
Building Area (Sq. M.) 134.80	Inclusions N/A	Restrictions None Known
Reports Title		

Prime opportunity to own a modern retail condominium bay in Airdrie's thriving Kingsview Retail District. Located just off QEII Highway and surrounded by national retailers and high-traffic businesses, this unit offers exceptional visibility, accessibility and long-term investment appeal. Steps from Save-On-Foods, Shoppers Drug Mart, Dollarama, Starbucks, restaurants, medical clinics and service-based businesses. Close proximity to the Fortis Alberta building, providing consistent daytime population and business activity. The property offers a registered condo size of approximately 1,450 sq.ft. with a usable area of roughly 1,387 sq.ft., providing an efficient and versatile layout for a variety of commercial uses. The bay features modern construction with an attractive storefront façade that enhances visibility and curb appeal. The development is well maintained and offers ample surface parking, ensuring convenient access for both customers and staff. This is an exceptional turnkey investment opportunity, as the unit is currently leased to a tenant operating a franchised pizza store, providing stable rental income and a professionally run business on site. The list price includes the retail bay only and does not include the business assets. However, if a buyer wishes to purchase both the bay and the business, the seller is open to considering a combined sale, with the business value added to the listing price. This property is ideal for investors seeking reliable commercial income, as well as potential future owner-operators.

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.