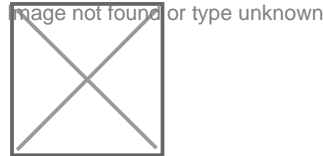


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3190, 28 KINGSVIEW ROAD SE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Airdrie, Alberta



**Listing ID:**  
34748


**MLS ID:**  
A2299336

**\$2,700,000**



 **MICHELLE KREBS**  
 (403) 271-0600

 CIR Realty  
 403-271-0600

 3190, 28 Kingsview Road SE, Airdrie , Alberta T4A 3L7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 63	<b>Zoning</b> 1B-1
<b>Subdivision</b> Kingsview Industrial Park	<b>Building Type</b> Commercial Mix,Condo Complex,Low Rise (2-4 stories),Office Building,Retail,Shopping Centre	<b>Year Built</b> 2019
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 1911757	<b>Building Area (Sq. Ft.)</b> 6235.00	<b>Building Area (Sq. M.)</b> 579.25
<b>Inclusions</b> N/A	<b>Restrictions</b> Board Approval	<b>Reports</b> Building Plans,Condo/Strata Bylaws,Floor Plans,Title

Rare opportunity to purchase a 6,235 sq. ft. shell condominium unit in a prime Airdrie location with excellent visibility from the QE2 and convenient access from Yankee Valley Blvd. This versatile commercial space offers ample parking, 24-foot ceiling height, and outstanding potential for a variety of permitted uses. A major feature of the property is the existing City approval for a second floor, allowing for expansion to approximately 10,000 sq. ft. The current owner also has approval in place for restaurant use, creating an excellent opportunity for hospitality, retail, office, or other commercial ventures. The generous ceiling height allows the option to add additional floor area or maintain an open-concept layout with the potential for impressive floor-to-ceiling glass. Zoned IB-1, this unit offers flexibility for a range of commercial and employment uses. A strong opportunity for owner-users, investors, or developers seeking exposure, accessibility, and future upside in one of Airdrie's key commercial corridors. Electrical power is 400A, 208/120V, 3 Phase, 4 wire (TBV). Condominium parking area includes a ratio of 4.1 parking stalls per 1,000sf.

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