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## 220, 52 GATEWAY DRIVE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Airdrie, Alberta



**Listing ID:**  
34833


**MLS ID:**  
A2301140

**\$974,900**



 **ANDRE AUBUT**  
 (403) 910-8021

 Century 21 Masters  
 403-910-8021

 220, 52 Gateway Drive NE, Airdrie , Alberta T4B 0J6

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> DC-27-A	<b>Subdivision</b> Gateway	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2013	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 1311631	<b>Building Area (Sq. Ft.)</b> 2399.00
<b>Building Area (Sq. M.)</b> 222.87	<b>Lot Size (Sq. Ft.)</b> 2178	<b>Lot Size (Acres)</b> 0.05
<b>Inclusions</b> n/a	<b>Restrictions</b> Architectural Guidelines,Restrictive Covenant,Right of Way - Non Reg	<b>Reports</b> Audited Financial Statements,Condo/Strata Bylaws,Financial Statements

Investor alert! Corner unit in First Class Grade A Office Building in Airdrie for sale. Excellent opportunity for investors to take over with great tenants currently on long term lease with several options for extensions. Perfect location with quick access to QEII and other retailers. This unit is located at the front of the building with round glass panels. Lots of natural light. High quality finishes and modern steel construction with stucco exterior. Complex has ample parking spaces exceeding standard requirements from the city. Monthly Condo Fee \$1335.00 TBV, Monthly Property Tax \$768.00. The current lease is generating an approximate cap rate of 6.5%. Call or email now for more information.

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