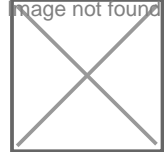


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 109, 2966 MAIN STREET SE FOR LEASE

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Commercial Real Estate > Commercial Property for Lease



**Location**  
Airdrie, Alberta

**Listing ID:**  
35371


**MLS ID:**  
A2312998

**\$18**



 **AVNEET MUNDI**  
 (403) 471-8559

 Royal LePage Blue Sky  
 403-338-2200

 109, 2966 Main Street SE, Airdrie , Alberta T4B 3G4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 18.00
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Negotiable	<b>Subdivision</b> Sierra Springs
<b>Year Built</b> 2008	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Building Area (Sq. Ft.)</b> 1612.00	<b>Building Area (Sq. M.)</b> 149.76
<b>Parking</b> 3	<b>Inclusions</b> Call Listing Agent	<b>Restrictions</b> Call Lister
<b>Reports</b> Building Plans		

Excellent opportunity to lease a 1,612 SF commercial bay in a well-maintained complex in Airdrie. The unit features high ceilings, drive-in loading, and flexible zoning suitable for a wide range of commercial and light industrial uses. Located in a well-established Airdrie commercial district with convenient access to Highway 2 and major transportation routes. The property benefits from strong exposure, easy truck access, and proximity to residential and commercial amenities. Property Details: • Size: 1,612 Square Feet • Ceiling Height: 20' Clear • Power: 225 Amps • Loading: Drive-In Door (10' W x 12' H) • Parking: 3 Assigned Stalls + Visitor Parking • Zoning: IB-1 (Mixed Business / Employment District) Suitable for a variety of businesses including: • Light Industrial • Contractor Services • Warehousing / Storage • E-Commerce Fulfillment • Automotive-Related Uses (subject to zoning approval)

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