



**GRASSROOTS**  
REALTY GROUP

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205 1 Avenue  
Airdrie, Alberta

MLS # A2214137



**\$1,500,000**

Division: Downtown

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 0 sq.ft.

Zoning: DC-01

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.48 Acre

Sewer: -

Lot Feat: -

Inclusions: NONE

Attention investors. Here is almost 1/2 acre lot in Airdrie ready for development in the heart of the city. Currently zoned Direct Control 01. Would make a great area for Child care. It appears you could have commercial space on the main floor and residential on the upper level. Please confirm with the City of Airdrie what you can develop here. The lot is the green space in all the photos.