



GRASSROOTS
REALTY GROUP

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14, 620 1 Avenue NW
Airdrie, Alberta

MLS # A2232686



\$1,750,000

Division: Willowbrook

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,700 sq.ft.

Zoning: M3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.12 Acre

Sewer: -

Lot Feat: -

Inclusions: None

Prime Corner Commercial Bay in Airdrie's Downtown Core ‐ For Sale or Lease. Exceptional opportunity to own or lease a premium corner unit commercial condo bay in a professionally managed complex along bustling 1st Avenue, just minutes from Airdrie's vibrant downtown core. This expansive unit offers over 4,700 sq ft of office space, zoned M3 ‐ Downtown Core Mixed Use District, allows for flexible business development in a high-exposure location. Available for lease at \$27.00 per sq ft, the total monthly rent is \$10,575 plus NNN, based on a 5-year escalating lease. The 2024 property taxes are approximately \$1,905.75/month.