



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

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109, 400 Main Street NE  
Airdrie, Alberta

MLS # A2241672



**\$199,900**

Division: Downtown

Type: Business

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,750 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.62 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Incredible Business Opportunity in a Prime Location! Discover the potential of owning a well-established and locally loved business situated on Main Street. This turnkey operation offers a unique chance to step into a fully operating, branded business with loyal clientele and strong community presence. Located in a high-traffic area with excellent street exposure, this business benefits from both steady foot traffic and nearby amenities. Estimated 2022 Operating Costs and Taxes os \$8.40. There is no full exposure from the street, BBQ menu, it can also be change with landlord approval.