

1-833-477-6687 aloha@grassrootsrealty.ca

1113, 403 Mackenzie Way SW Airdrie, Alberta

MLS # A2241831



Heating: Floors: Roof:

Exterior:

Water:

Sewer:

Inclusions:

-

-

Mixed

as per the lease

\$1,100,000

| Division: | Downtown |
|-------------|---------------------------|
| Туре: | Retail |
| Bus. Type: | Medical |
| Sale/Lease: | For Sale |
| Bldg. Name: | Creekside Village |
| Bus. Name: | - |
| Size: | 2,277 sq.ft. |
| Zoning: | Downtown Core Mixed Use D |
| | Addl. Cost: |
| | Based on Year: - |
| | Utilities: - |
| | Parking: - |
| | Lot Size: - |
| | Lot Feat: - |
| | |

6% Cap – Turnkey Medical Retail Investment in Airdrie's Creekside Village – \$1.1M. Looking for a passive, income-generating asset with strong tenants and a solid return? Located in Creekside Village, SW Airdrie, this fully leased medical retail condo offers a 6% cap rate and immediate cash flow from two long-term tenants: A pharmacy & A psychology practice. Surrounded by 800+ residential units within walking distance. Shadow-anchored by Sobeys – high foot traffic. Ample surface parking for patients and staff. Easy access to major roads – perfect for medical + logistics synergy. Neighboring tenants include Anytime Fitness, MDJ Law, and Mountain Health Team. Offered at \$1,100,000 – Ideal for investors seeking a dependable, low-maintenance property. Solid location. Strong tenants. Steady income. 6% Cap – What more could you want?