



GRASSROOTS
REALTY GROUP

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**800 Veterans Boulevard NW
Airdrie, Alberta**

MLS # A2269553



\$9,595,000

Division: Silver Creek

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 19,975 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.90 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

\$200k price drop!!! A prime 19,985 square foot retail complex, strategically located on Veterans Blvd in Northwest Airdrie. Established in 2004, the shopping centre spans a 1.90-acre site. It boasts a 100% occupancy rate, with a diverse mix of local businesses as tenants. Investment Highlights: Robust Market Demographics: Airdrie's trading area encompasses a population of 277,441 and is recognized as one of Canada's fastest-growing cities. Favorable Tax Environment: Airdrie offers one of the lowest municipal tax rates in Alberta, with no business, machinery, or equipment taxes. Competitive Property Costs: The city benefits from low property assessment values, enhancing investment attractiveness. With a strong operating history, stable income, and a growing revenue profile, This Shopping Centre presents an exceptional opportunity to acquire a premier neighborhood shopping center at a competitive price per square foot and favorable investment.