



GRASSROOTS
REALTY GROUP

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

**1140, 28 Kingsview Road SE
Airdrie, Alberta**

MLS # A2274591



\$785,000

Division:	Kings Heights
Type:	Retail
Bus. Type:	Fast Food,Food & Beverage ,Health Food,Pizza,Restaurant
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,451 sq.ft.
Zoning:	IB-1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Prime opportunity to own a modern retail condominium bay in Airdrie's thriving Kingsview Retail District. Located just off QEII Highway and surrounded by national retailers and high-traffic businesses, this unit offers exceptional visibility, accessibility and long-term investment appeal. Steps from Save-On-Foods, Shoppers Drug Mart, Dollarama, Starbucks, restaurants, medical clinics and service-based businesses. Close proximity to the Fortis Alberta building, providing consistent daytime population and business activity. The property offers a registered condo size of approximately 1,450 sq.ft. with a usable area of roughly 1,387 sq.ft., providing an efficient and versatile layout for a variety of commercial uses. The bay features modern construction with an attractive storefront facade that enhances visibility and curb appeal. The development is well maintained and offers ample surface parking, ensuring convenient access for both customers and staff. This is an exceptional turnkey investment opportunity, as the unit is currently leased to a tenant operating a franchised pizza store, providing stable rental income and a professionally run business on site. The list price includes the retail bay only and does not include the business assets. However, if a buyer wishes to purchase both the bay and the business, the seller is open to considering a combined sale, with the business value added to the listing price. This property is ideal for investors seeking reliable commercial income, as well as potential future owner-operators.