



**6100, 6124, 6128, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2293992



\$4,500,000

Division: Downtown

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,785 sq.ft.

Zoning: M3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.05 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

403 MacKenzie Way SW presents a strategically located commercial investment opportunity in the heart of Airdrie. Shadow anchored by Sobeys and supported by more than 800 residential condominium units within a two-block radius, the property benefits from strong built-in traffic and a dense surrounding customer base. Positioned along Railway Avenue SW with convenient access to Calgary and Highway 2, the asset offers excellent connectivity within one of Alberta's fastest-growing municipalities. Abundant surface parking for customers and 8 underground parking stalls with two adjoining storage lockers (5'x8'x8'H each) further enhance functionality and tenant appeal. DO NOT DISTURB TENANT OCCUPIED SPACES, - Avg. 10 year NOI \$270,000. NDA available to be signed prior to disclosure of financials.