



GRASSROOTS
REALTY GROUP

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220, 52 Gateway Drive NE
Airdrie, Alberta

MLS # A2301140



\$974,900

Division: Gateway

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,399 sq.ft.

Zoning: DC-27-A

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.05 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

Investor alert! Corner unit in First Class Grade A Office Building in Airdrie for sale. Excellent opportunity for investors to take over with great tenants currently on long term lease with several options for extensions. Perfect location with quick access to QEII and other retailers. This unit is located at the front of the building with round glass panels. Lots of natural light. High quality finishes and modern steel construction with stucco exterior. Complex has ample parking spaces exceeding standard requirements from the city. Monthly Condo Fee \$1335.00 TBV, Monthly Property Tax \$768.00. The current lease is generating an approximate cap rate of 6.5%. Call or email now for more information.