



**GRASSROOTS**  
REALTY GROUP

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

**224 Edmonton Trail SE  
Airdrie, Alberta**

**MLS # A2203445**



**\$1,399,900**

**Division:** Edmonton Trail

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,133 sq.ft.

**Zoning:** CS

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.32 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** To be determined during Due Diligence period.

Explore the rare chance to invest in the highly coveted Edmonton Trail retail zone of Airdrie. This 83' x 150' site is ideally situated within the city's commercial district, mere steps from surrounding development and quickly accessible to Queen Elizabeth 2 Highway. The sizeable 13,986 SF lot comes fully equipped with a 2,133 SF restaurant in pristine condition and 10 on-site parking stalls. An attractive destination with super high visibility for advertising and endless customer crossover from surrounding businesses. Existing tenant is a well known franchise that has been in place since 2005. At the expiration of the lease, the building owner will be positioned to increase the rent significantly to reflect current market rates. Don't pass up on this valuable opportunity to own the ideal asset in an active suburban community.