

# \$10,880,000 - 125 Main Street N, Airdrie

MLS® #A2172159

**\$10,880,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown., Airdrie, Alberta

This is an excellent opportunity for a savvy investor to acquire the Airdrie Town Centre: a prime investment opportunity within the "Downtown Revitalization Plan Area"™ making it a very desirable property to own in the short and long term.

This property is located on Main Street with great curb appeal, drive by visibility, on site parking (59 stalls) and a brand-new elevator (2023) servicing the second floor.

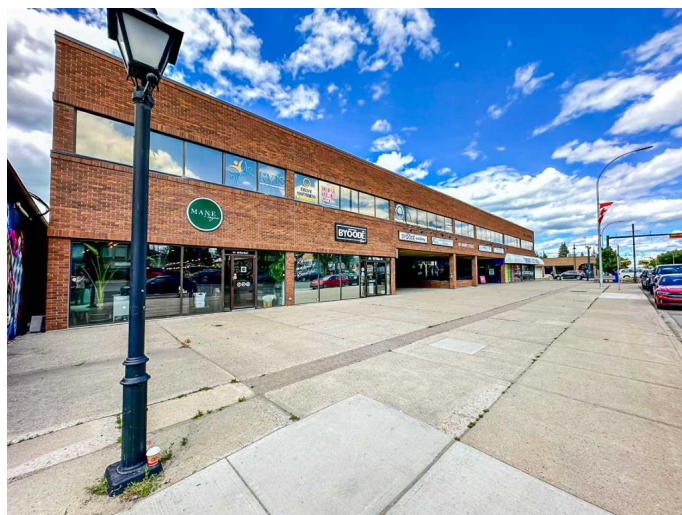
This building is 100% occupied with only one vacancy of 900 sq. ft. which the owner is actively marketing for lease. The property is tenanted by quality tenants with 74% of the building leased until March of 2033.

Current Net Rental income is \$622,750 + amortization recovery of \$57,800 which equals Total Net Revenue of \$680,600 for 2025. Over the next ten years the total net revenue is projected to average \$737,900 per annum. Click the link below to download the brochure!

Built in 1984

## Essential Information

MLS® #	A2172159
Price	\$10,880,000
Bathrooms	0.00
Acres	0.00
Year Built	1984
Type	Commercial
Sub-Type	Retail



Status                      Active

**Community Information**

Address                      125 Main Street N  
Subdivision                  Downtown.  
City                            Airdrie  
County                        Airdrie  
Province                      Alberta  
Postal Code                  T4B 0R8

**Amenities**

Parking Spaces            59

**Interior**

Heating                      Floor Furnace, Forced Air, Natural Gas  
Cooling                      Central Air

**Exterior**

Roof                          Tar/Gravel

**Additional Information**

Date Listed                  October 9th, 2024  
Days on Market            331  
Zoning                        M3

**Listing Details**

Listing Office               Manchester Properties Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.