

# \$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 Forced Air, Natural Gas, Floor Furnace  
Cooling Central Air

### Exterior

Roof Tar/Gravel

### Additional Information

Date Listed October 9th, 2024  
Days on Market 174  
Zoning M3

### Listing Details

Listing Office Manchester Properties Inc.

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