

\$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
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Community Information

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

Amenities

Parking Spaces	59
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Interior

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

Exterior

Roof	Tar/Gravel
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Additional Information

Date Listed	October 9th, 2024
Days on Market	194
Zoning	M3

Listing Details

Listing Office	Manchester Properties Inc.
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