

For Lease &
Pre-Lease

SHOPPING CENTRE EXPANSION NEW RETAIL & PROFESSIONAL BUILDING



PAD SITE AVAILABLE

400 MAIN STREET N
AIRDRIE, ALBERTA



HIGHLIGHTS

- Newly renovated exterior.
- Easy access to Veteran's Boulevard and Main Street.
- Retail opportunity in a plaza with a great cohesive tenant mix.
- Excellent signage opportunity with high traffic volumes.
- Retail pad site can accommodate a wide variety of uses.
- Office and professional centre uses to include medical opportunities.

PROPERTY DESCRIPTION

Rates:	Market
Op Costs & Taxes:	\$8.40 psf
Sizes Available:	Available: Unit 110: 1,883 sq. ft.
Pre-Leasing:	Retail Pad Site: 1,000 - 4,000 sq. ft.
	Office/Professional Building: 2 floors up to 3,600 sq. ft. per floor
Pre-Leasing Possession:	Q3 2023
Term	5 - 10 years

BUILDING DETAILS



Neighbourhood
Jensen Heights



Zoning
M-3
Mixed Use District



Parking
Ample Shared



Power
100 amps

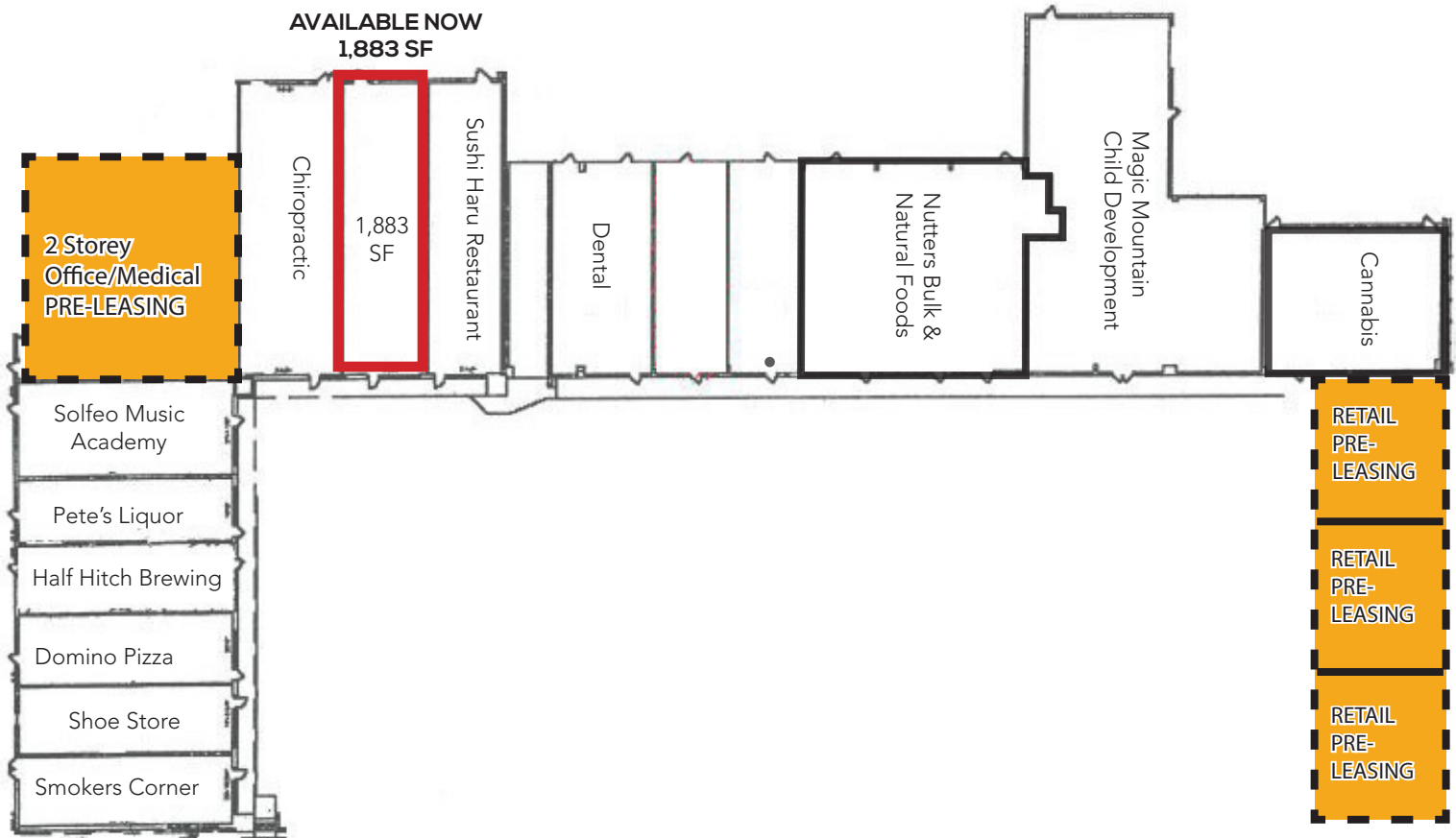
HEAD OFFICE
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AvenueCommercial.com

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SITE PLAN

400 Main Street, Airdrie, Alberta





South View



South East View



North East View



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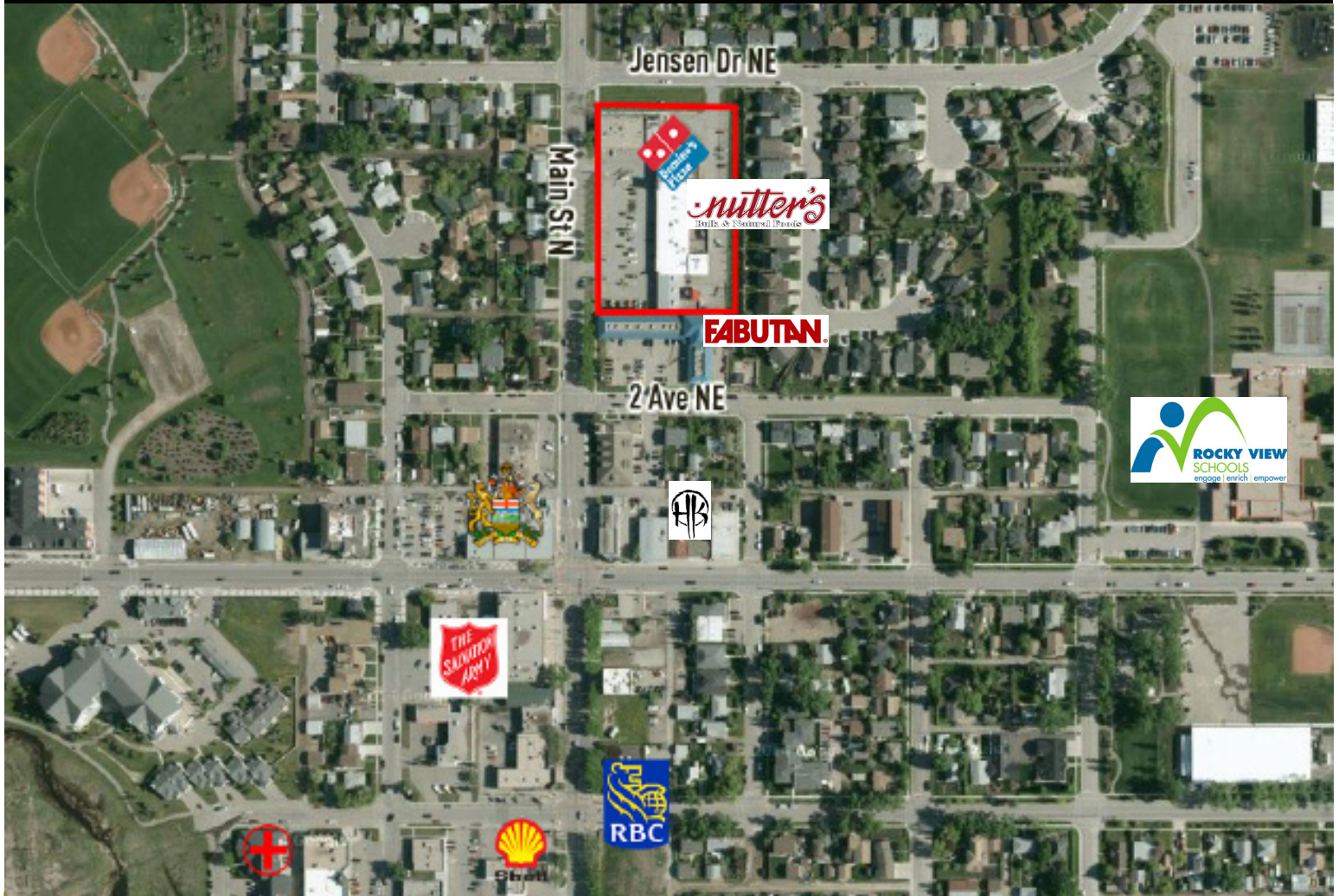
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LOCATION

400 Main Street, Airdrie, Alberta



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