




PRIME RETAIL LOCATION

**UNIT 115, 400 MAIN STREET N
AIRDRIE, ALBERTA**

BUILDING DETAILS


Neighbourhood
Jensen Heights


Zoning
M-3
Mixed Use District


Parking
Ample Shared


Power
100 amps

DEMOGRAPHICS


Population
61,842


Median Age
35


Traffic Count
13,149 vpd


Household Income
\$83,271

HIGHLIGHTS

- Rare vacancy
- Easy access to Veteran's Boulevard and Main Street
- Rare retail opportunity in a plaza with very low vacancy and good tenant mix
- Excellent signage opportunity with high traffic volumes
- Unit can accommodate a wide variety of retail and office uses

PROPERTY DESCRIPTION

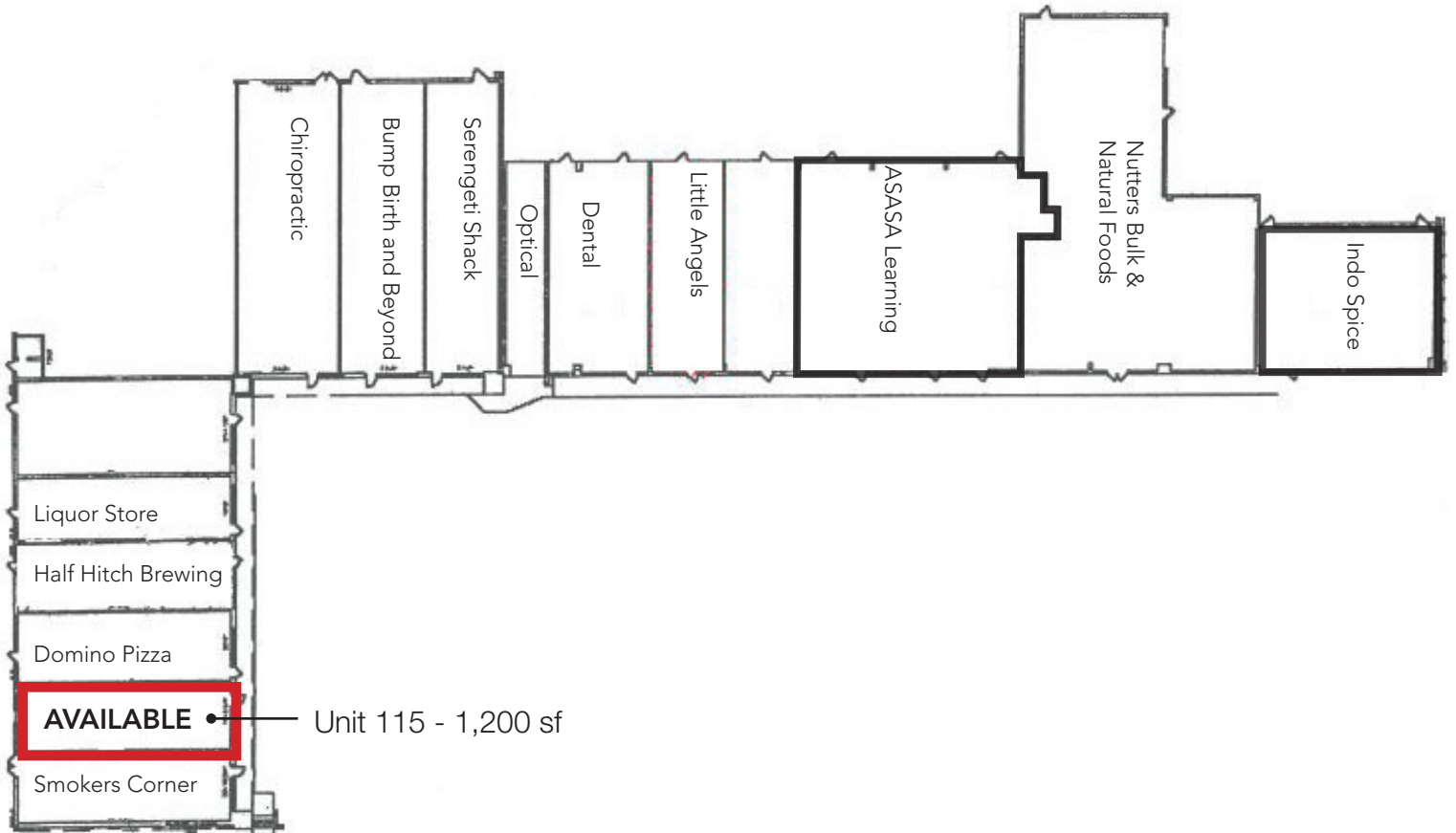
Rates:	Market
Op Costs & Taxes:	\$10.83 psf est.
Retail Sizes:	1,200 sq. ft.
Available:	Unit 115: December 1, 2024
Term:	5 - 10 years

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

SITE PLAN

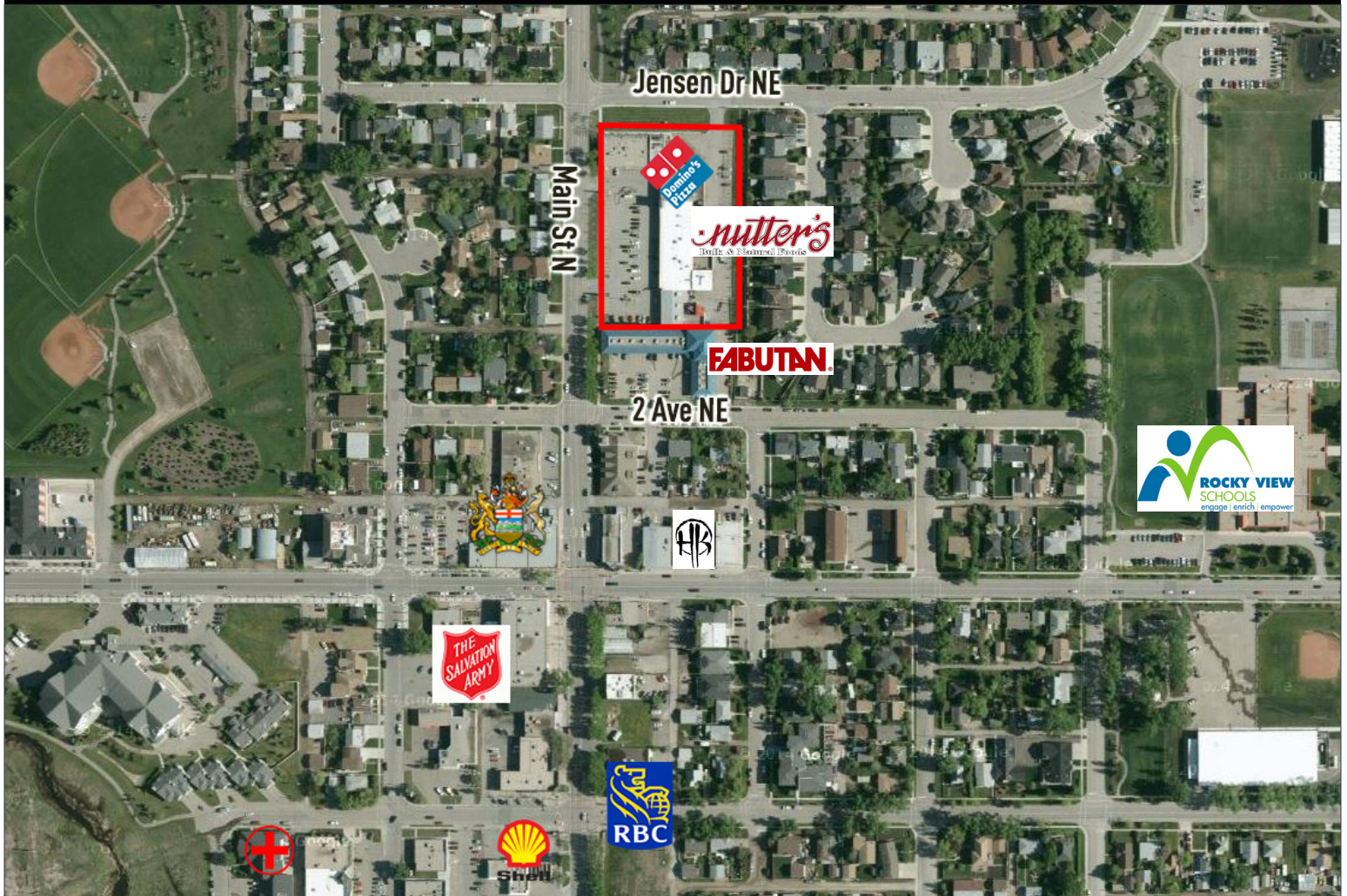
400 Main Street, Airdrie, Alberta





LOCATION

400 Main Street, Airdrie, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

Steven Butt

President

403.802.6766

sbutt@avenuecommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.

AVENUE | Commercial
Real Estate Solutions

HEAD OFFICE

Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766

Toll Free 1-800-556-7666

AvenueCommercial.com

