

OWNER/USER OPPORTUNITY
// 1,145 SF

FOR SALE

403 MacKenzie Way SW, Suite 6120, Airdrie



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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



- Shadow anchored by Sobey's.
- Over 800 residential condo units are within 2 blocks of the property.
- Abundant surface retail parking.
- Medical uses permitted.

PROPERTY OVERVIEW

Address:	403 MacKenzie Way SW, Suite 6120
District:	Creekside Village
Zoning:	Commercial Business (CB)
Year Built:	2013
Total Square Footage:	1,145 SF
Land use:	M3 downtown mixed use district

Clear Height:	10'
Parking:	Two (2) underground titled stalls
Parking Costs:	\$30,000.00 per stall
Sale Price:	\$490,000.00 (\$427.00 PSF)
Condo fees:	\$697.58 /mn or 8,370.96 /year
Property Tax:	\$430.08 /mn or \$5,160.96 /year (2024 est)
Operating Costs:	\$11.81/PSF /year
<i>Operating costs equal condo fees & property tax</i>	
Availability:	Vacant Possession

LOCATION

Located in SW Airdrie, Creekside Village district, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **Anytime Fitness, Airdrie Christian Childcare, Mountain Health Team, MDJ Law & Co., Sobeys – Airdrie.**



Drive Times:

Deerfoot Trail SE: **13 min**

Downtown Calgary: **27 min**

Calgary Airport: **20 min**

Nearby Amenities

Easy accessibility & close proximity to:



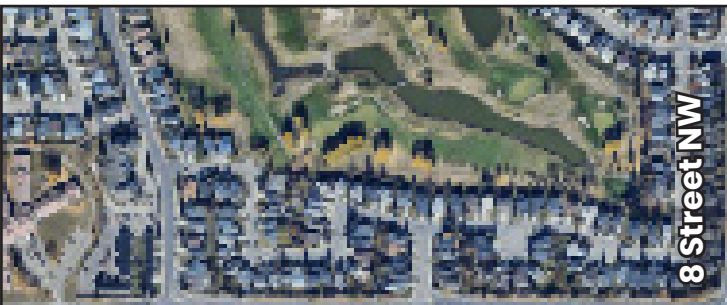
grocery & shopping



restaurants & fast food



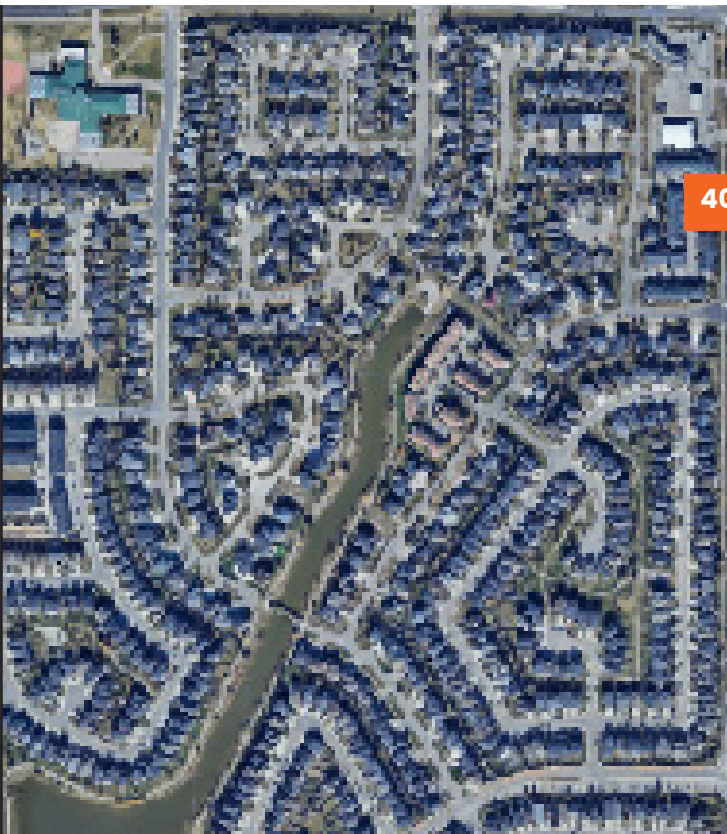
Retail Shops or Shopping



8 Street NW



1 Ave NW



403 MacKenzie Way SW

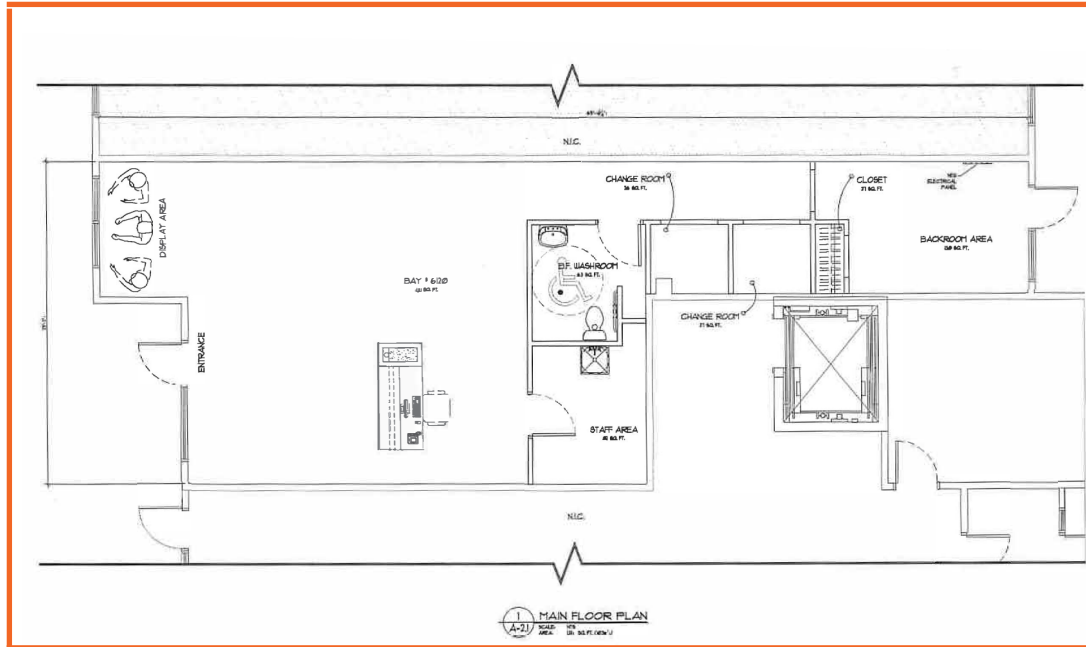


Railway Ave SW

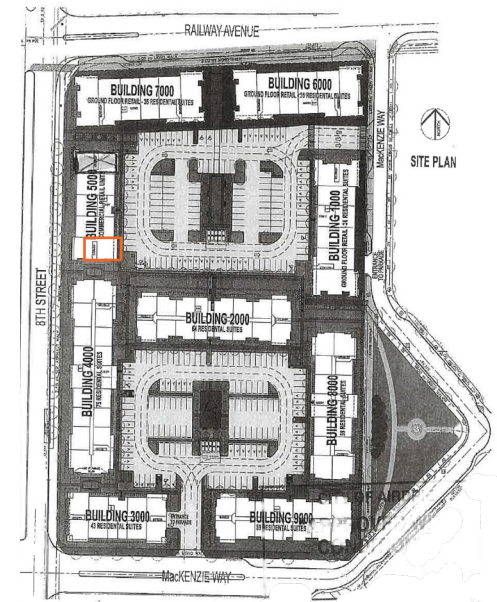
Main Street S

PLANS

Floor Plan



Site Plan



Total floor plan area is 1,145 SF. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

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