

## 587-777-7276

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## 800 Veterans Boulevard NW Airdrie, Alberta

MLS # A2269553



**Heating:** 

Floors:

Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

N/A

\$9,795,000

Retail

Division:

**Bus. Type:** 

Type:

Silver Creek

Sale/Lease: For Sale

Bldg. Name: 
Bus. Name: 
Size: 19,975 sq.ft.

Zoning: C1

Addl. Cost: 
Based on Year: 
Utilities: 
Parking: 
Lot Size: 1.90 Acres

Lot Feat: -

A prime 19,985 square foot retail complex, strategically located on Veterans Blvd in Northwest Airdrie. Established in 2004, the shopping centre spans a 1.90-acre site. It boasts a 100% occupancy rate, with a diverse mix of local businesses as tenants. Investment Highlights: Robust Market Demographics: Airdrie's trading area encompasses a population of 277,441 and is recognized as one of Canada's fastest-growing cities. Favorable Tax Environment: Airdrie offers one of the lowest municipal tax rates in Alberta, with no business, machinery, or equipment taxes. Competitive Property Costs: The city benefits from low property assessment values, enhancing investment attractiveness. With a strong operating history, stable income, and a growing revenue profile, This Shopping Centre presents an exceptional opportunity to acquire a premier neighborhood shopping center at a competitive price per square foot and favorable investment.