



**6100, 6124, 6128, 403 Mackenzie Way SW  
Airdrie, Alberta**

**MLS # A2293992**



**\$4,500,000**

**Division:** Downtown

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,785 sq.ft.

**Zoning:** M3

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.05 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

403 MacKenzie Way SW presents a strategically located commercial investment opportunity in the heart of Airdrie. Shadow anchored by Sobeys and supported by more than 800 residential condominium units within a two-block radius, the property benefits from strong built-in traffic and a dense surrounding customer base. Positioned along Railway Avenue SW with convenient access to Calgary and Highway 2, the asset offers excellent connectivity within one of Alberta's fastest-growing municipalities. Abundant surface parking for customers and 8 underground parking stalls with two adjoining storage lockers (5'x8'x8' each) further enhance functionality and tenant appeal. DO NOT DISTURB TENANT OCCUPIED SPACES, - Avg. 10 year NOI \$270,000. NDA available to be signed prior to disclosure of financials.