



GRASSROOTS
REALTY GROUP

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**505, 2903 Kingsview Boulevard SE
Airdrie, Alberta**

MLS # A2313470



\$649,000

| | |
|--------------------|---------------------------|
| Division: | Kingsview Industrial Park |
| Type: | Industrial |
| Bus. Type: | - |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 2,450 sq.ft. |
| Zoning: | IB-1 |

| | | | |
|--------------------|------|-----------------------|-----------|
| Heating: | - | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | - | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | - | Lot Size: | 0.04 Acre |
| Sewer: | - | Lot Feat: | - |
| Inclusions: | None | | |

Exceptional opportunity to own a versatile commercial condo in the highly desirable Kingsview Industrial area of Airdrie! This impressive CORNER UNIT offers approximately 2,450 SQ FT of flexible IB-1 industrial space designed to accommodate a variety of business operations. Ideally configured with a combination of office, warehouse, and open collaborative space, this unit provides exceptional functionality and adaptability for owner-users or investors alike. The main level features a welcoming reception area, multiple fixed offices, warehouse space, and abundant natural light pouring through large windows. The upper level expands the functionality with additional office spaces, a spacious open bullpen layout ideal for team collaboration, a SECOND bathroom, and a convenient coffee bar area. The corner location enhances exposure while allowing an abundance of natural light throughout the workspace. Plenty of parking is available within the complex for staff and visitors. An additional 16' x 60' secure fenced compound located close to the bay is also available separately for lease, providing valuable extra yard or storage space if required. Conveniently located with quick access to major transportation routes including Highway 2 and Veterans Boulevard, this is an excellent opportunity for businesses seeking a professional and flexible workspace in one of Airdrie's growing commercial hubs.