



GRASSROOTS
REALTY GROUP

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106, 107, 2966 Main Street SE
Airdrie, Alberta

MLS # A2341088



\$1,200,000

Division: Sierra Springs

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,886 sq.ft.

Zoning: IB-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.07 Acre

Sewer: -

Lot Feat: -

Inclusions: SEE REMARKS

Located in Airdrie's Sierra Springs district, this well-maintained 3,886 square foot industrial condo unit combines main floor shop/office space with a mezzanine in a professionally managed, fully sprinklered condominium building. The unit features two drive-in doors, 20' ceiling height, and abundant natural light throughout, with a small reception area, make-up air and ventilation, and airlines throughout the shop. Flexible IB-1 zoning permits a wide variety of permitted and discretionary uses, including auto body use, making this a versatile, turnkey space suited to a range of industrial and service-based users. Additional parking is available behind the units, and signage is permitted on both the pylon and facade. The property is close to major amenities including Walmart, The Home Depot, Tim Hortons, Save-On-Foods, Calgary Co-op, and 7-Eleven with convenient access to Yankee Valley Boulevard and QE II Highway.