

104 1 Avenue NE  
Airdrie, Alberta

MLS # A2253192



## \$1,899,999

Division:	Old Town
Type:	Retail
Bus. Type:	Accounting,Bakery,Bar/Tavern/Lounge,Barber/Beauty,Bed & Breakfast,Butch
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,494 sq.ft.
Zoning:	M3

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.32 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

AN OPPORTUNITY TO OWN A HIGH EXPOSURE STANDALONE BUILDING IN AIRDRIE DOWNTOWN! Welcome to an incredible commercial opportunity, THIS STANDALONE, 3,663 SQ. FT. BUILDING OFFERS AN EXCEPTIONAL BLANK CANVAS FOR YOUR BUSINESS VISION. With a prime location at the corner of 1st Avenue and Main Street, your business will benefit from maximum visibility and foot traffic in one of the city's most vibrant areas. The building's VERSATILE LAYOUT AND M3 ZONING allow for a wide range of uses, including a restaurant, medical clinic, daycare, or professional office. The main floor provides a spacious, open area ready for your custom build-out, while the EQUALLY LARGE 3,400 SQ. FT. BASEMENT OFFERS A TON OF EXTRA STORAGE OR OPERATIONAL SPACE. THE BASEMENT ALSO HAS ITS OWN SEPARATE ENTRANCE, providing even more flexibility. This property is a rare find, featuring ample private on-site parking for both your clients and staff. The combination of a top-tier location, generous space, and flexible zoning makes this the perfect spot to establish or expand your business. Don't miss your chance to secure a landmark location in vibrating downtown Airdrie.