

**309 Main Street NW  
Airdrie, Alberta**

**MLS # A2259968**



**\$1,395,000**

**Division:** Old Town

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,157 sq.ft.

**Zoning:** DC-48

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** -

**Exterior:** Brick, Metal Siding

**Parking:** -

**Water:** -

**Lot Size:** 0.30 Acre

**Sewer:** - **Lot Feat:** Back Lane, City Lot, Corner Lot, Landscaped, Many Trees

**Inclusions:** Stove, Dishwasher, Washer, Dryer, Garage Door Opener

Excellent Main Street exposure for a variety of commercial uses - Medical, General Office, Retail. Great opportunity to buy and hold for future Downtown Development. Vacant ready for quick possession. You have the option to buy or lease with the ability to be a part of the heart of Airdrie. There is a high tech security system in place. Come and tour and explore the possibilities.