

**800 Veterans Boulevard NW  
Airdrie, Alberta**

**MLS # A2269553**



# \$9,595,000

**Division:** Silver Creek

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 19,975 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.90 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

\$200k price drop!!! A prime 19,985 square foot retail complex, strategically located on Veterans Blvd in Northwest Airdrie. Established in 2004, the shopping centre spans a 1.90-acre site. It boasts a 100% occupancy rate, with a diverse mix of local businesses as tenants. Investment Highlights: Robust Market Demographics: Airdrie's trading area encompasses a population of 277,441 and is recognized as one of Canada's fastest-growing cities. Favorable Tax Environment: Airdrie offers one of the lowest municipal tax rates in Alberta, with no business, machinery, or equipment taxes. Competitive Property Costs: The city benefits from low property assessment values, enhancing investment attractiveness. With a strong operating history, stable income, and a growing revenue profile, This Shopping Centre presents an exceptional opportunity to acquire a premier neighborhood shopping center at a competitive price per square foot and favorable investment.