

**804 MAIN STREET
Airdrie, Alberta**



RETAIL SPACE FOR LEASE

Unit #804 – +/- 16,641 Square Feet; can be subdivided

ZONING M3 (Downtown Core Mixed Use District)

Rental Rate: Market Rate
Operating Costs: \$ 8.48 psf
Property Taxes: \$ 4.82 psf
Total \$ 13.30 psf (2023 Estimate)

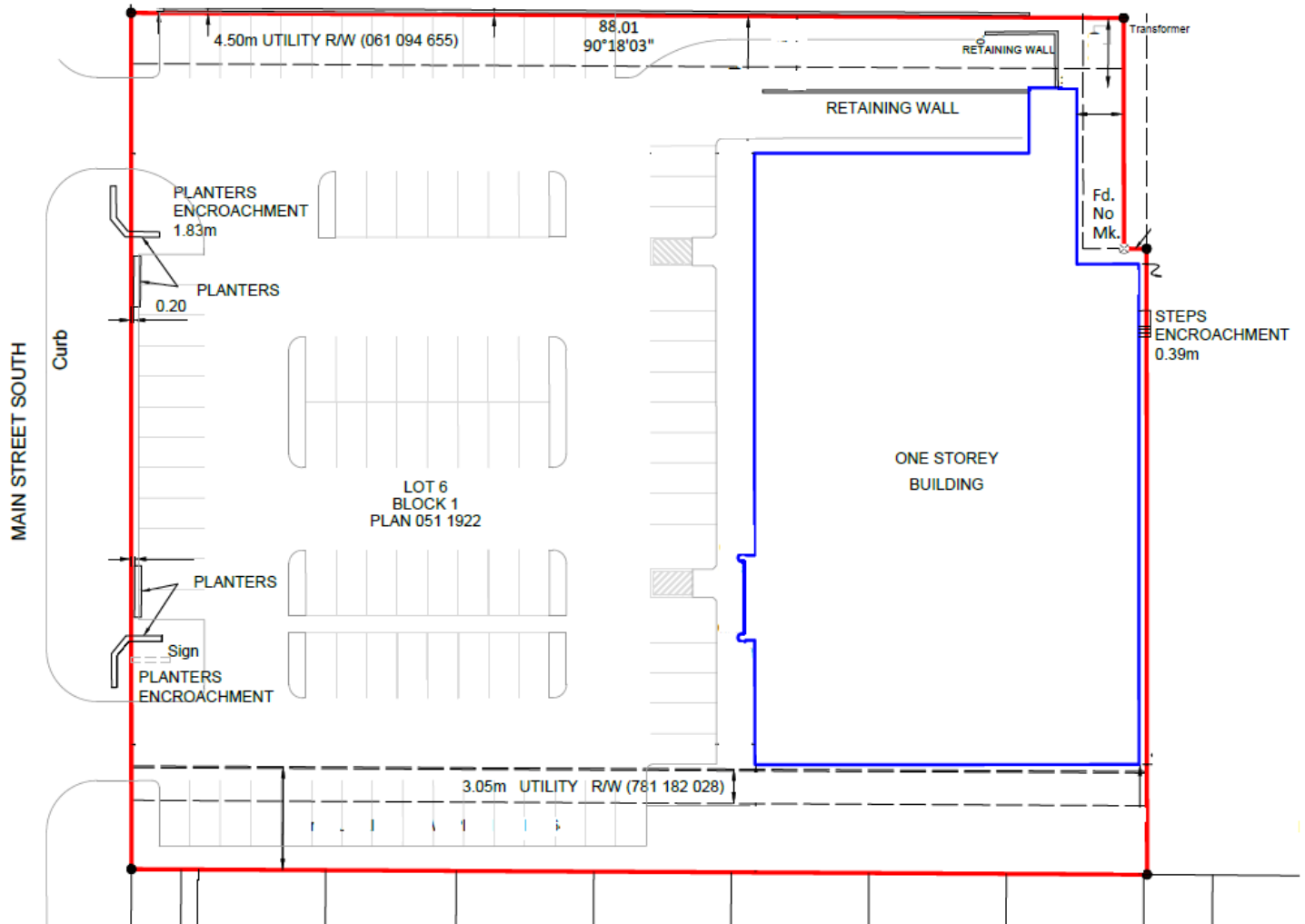
LOCATION FEATURES

- Located on busy Main Street, near Airdrie City Hall, directly across Airdrie Fire Department
- 2020 Population – 67,148 (5 km)
- 11,053 vehicles per day on Main Street
- Ample surface parking – 91 stalls
- Loading Dock facility
- Retail entrance with great signage exposure
- Pylon signage available at a fee
- Close proximity to HWY 2

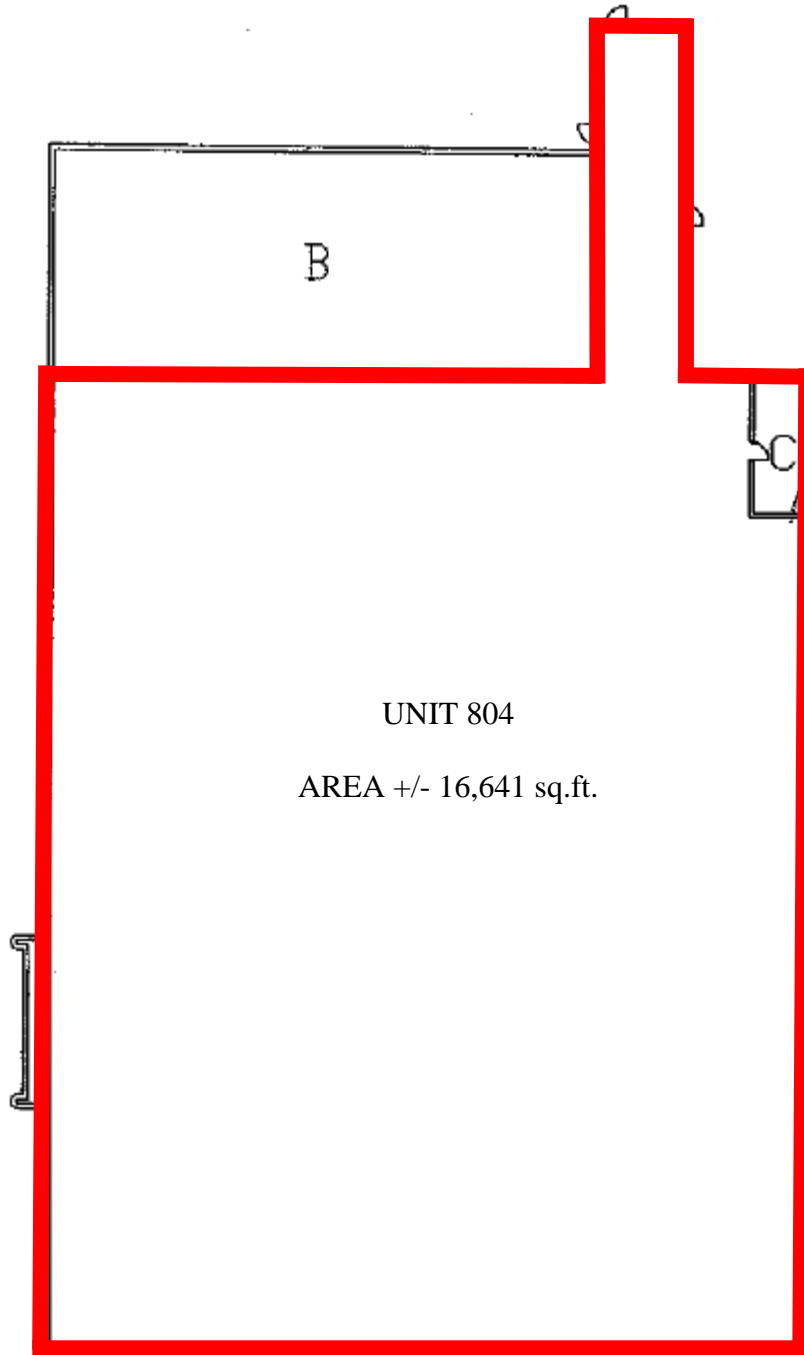


*For more details please contact at (403) 293-6027
or via e mail at vw@viewwest.net*

SITE PLAN



UNIT 804



UNIT 804
AREA +/- 16,641 sq.ft.