

DICKSON TRAIL CROSSING

3, STONEGATE DR NW, AIRDRIE, AB



RETAIL SPACE FOR LEASE

Unit 106: +/- 1,175 sq. ft.

ZONING C-2 (Restaurant, QSR, Fitness, General Retail, Limited Health Care and Personal Services)

Rental Rate: Market Rate

Operating Costs: \$ 6.84 psf

Property Taxes: \$ 5.94 psf

Total \$12.78 psf (2023 Estimate)

LOCATION FEATURES

- Located on busy Main Street and Veteran's Blvd
- Easy Access to Deerfoot Trail (QE2)
- 2022 Population – 66,082 (5 km)
- Average Income 2020 - \$115,850 (5km)
- Ample parking
- Retail entrance with great signage exposure
- Pylon Signage available upon request

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

UNIT# 106

