

125 Main Street N  
Airdrie, Alberta

MLS # A2172159



## \$10,880,000

Division: Downtown

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: TOWN CENTRE

Bus. Name: -

Size: 26,543 sq.ft.

Zoning: M3

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: -

Roof: Tar/Gravel

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

This is an excellent opportunity for a savvy investor to acquire the Airdrie Town Centre: a prime investment opportunity within the 'Downtown Revitalization Plan Area' making it a very desirable property to own in the short and long term. This property is located on Main Street with great curb appeal, drive by visibility, on site parking (59 stalls) and a brand-new elevator (2023) servicing the second floor. This building is 97% occupied with only one vacancy of 900 sq. ft. which the owner is actively marketing for lease. The property is tenanted by quality tenants with 74% of the building leased until March of 2033. Current Net Rental income is \$612,600 + amortization recovery of \$47,900 which equals Total Net Revenue of \$660,400 for 2024. Total Net Revenue is projected to increase to \$673,800 in 2025 and over the next ten years is a projected average of \$718,800 per annum. Click the link below to download the brochure!