# \$10,880,000 - 125 Main Street N, Airdrie

MLS® #A2172159

### \$10,880,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Downtown., Airdrie, Alberta

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 100% 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 \$622,750 + amortization recovery of \$57,800 which equals Total Net Revenue of \$680,600 for 2025. Over the next ten years the total net revenue is projected to average \$737,900 per annum. Click the link below to download the brochure!

Built in 1984

#### **Essential Information**

MLS® # A2172159

Price \$10,880,000

Bathrooms 0.00 Acres 0.00 Year Built 1984

Type Commercial

Sub-Type Retail







Status Active

# **Community Information**

125 Main Street N Address

Subdivision Downtown.

City Airdrie County Airdrie **Province** Alberta Postal Code

T4B 0R8

#### **Amenities**

Parking Spaces 59

#### Interior

Heating Floor Furnace, Forced Air, Natural Gas

Cooling Central Air

#### **Exterior**

Tar/Gravel Roof

#### **Additional Information**

**Date Listed** October 9th, 2024

Days on Market 392 Zoning M3

## **Listing Details**

Listing Office Manchester Properties Inc.

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