

# \$1,750,000 - 14, 620 1 Avenue Nw, Airdrie

MLS® #A2232686

**\$1,750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.12 Acres

Willowbrook, Airdrie, Alberta

Prime Corner Commercial Bay in Airdrie's Downtown Core " For Sale or Lease. Exceptional opportunity to own or lease a premium corner unit commercial condo bay in a professionally managed complex along bustling 1st Avenue, just minutes from Airdrie's vibrant downtown core. This expansive unit offers over 4,700 sq ft of office space, zoned M3 " Downtown Core Mixed Use District, allows for flexible business development in a high-exposure location. Available for lease at \$27.00 per sq ft, the total monthly rent is \$10,575 plus NNN, based on a 5-year escalating lease. The 2024 property taxes are approximately \$1,905.75/month.

Built in 2006

## Essential Information

MLS® #	A2232686
Price	\$1,750,000
Bathrooms	0.00
Acres	0.12
Year Built	2006
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	14, 620 1 Avenue Nw
Subdivision	Willowbrook



City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2R3

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	12
Zoning	M3

### **Listing Details**

Listing Office	Century 21 Masters
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