

FOR SALE

UNITS 106 & 107 2966 MAIN STREET SE AIRDRIE, AB

Lead Agents:

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3,886 SF INDUSTRIAL CONDO UNIT



PROPERTY DETAILS

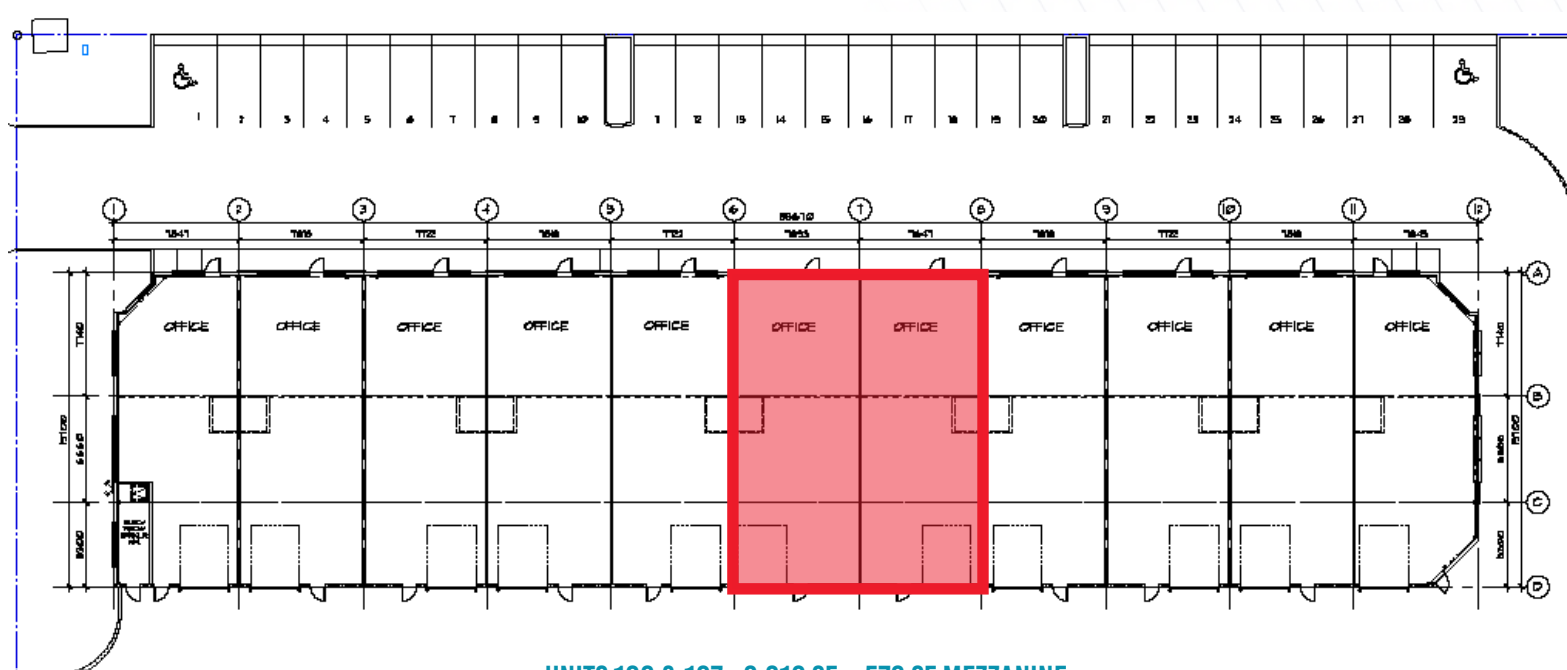
District:	Sierra Springs		
Legal Description:	Condominium Plan 0813205, Unit 14		
Zoning:	IB-1 (Mixed Business/Employment District)		
Available Area:	Main Floor:	± 3,310 sf	
	Mezzanine :	± 576 sf	
	Total:	± 3,886 sf	
Loading:	2 (10' x 12') drive-in doors		
Ceiling Height:	20'		
Power:	2 (100A @ 120/208V) panels		
Lighting:	LED		
HVAC:	RTU servicing office and shop; Gas fired unit heaters in the shop		
Year Built:	2008		
Parking Ratio:	3.5 stalls per bay		
Asking Sale Price:	\$1,200,000		
Property Taxes:	\$9,757.15 (2026)		
Condo Fees:	TBV		
Available:	30 days notice		

HIGHLIGHTS

- Close to amenities
- Make-up air and ventilation
- Small reception
- Abundance of natural light
- Additional parking behind units
- Air lines throughout the shop
- Fully sprinklered
- Well managed condo corporation
- Signage available on pylon and façade
- Zoning features wide variety of Permitted and Discretionary Uses
- 2 hour fire rated walls
- Auto body use permitted

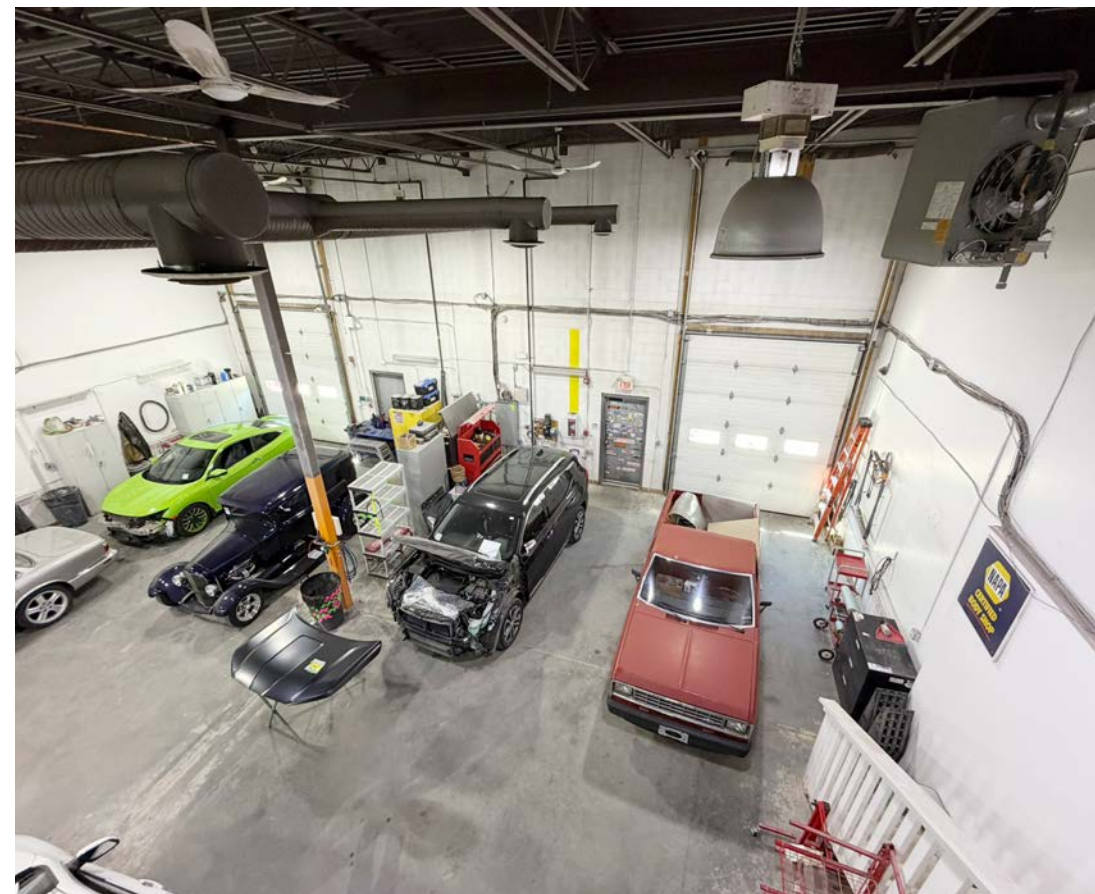
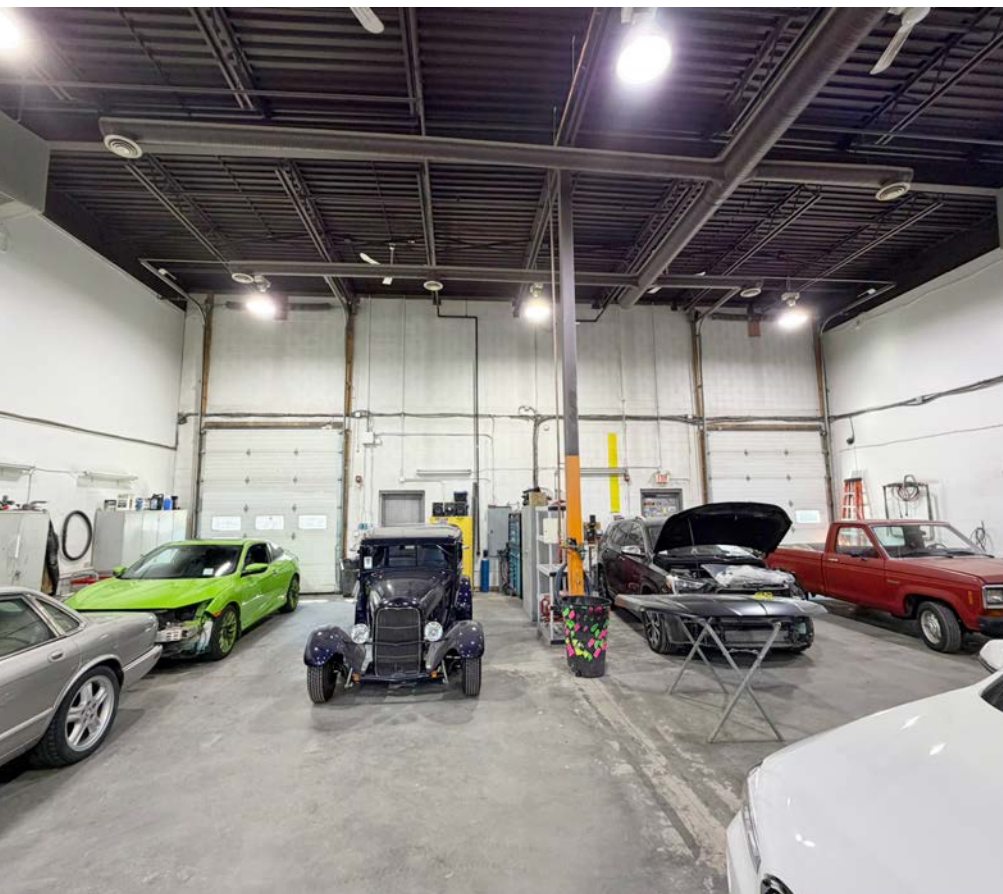


SITE PLAN

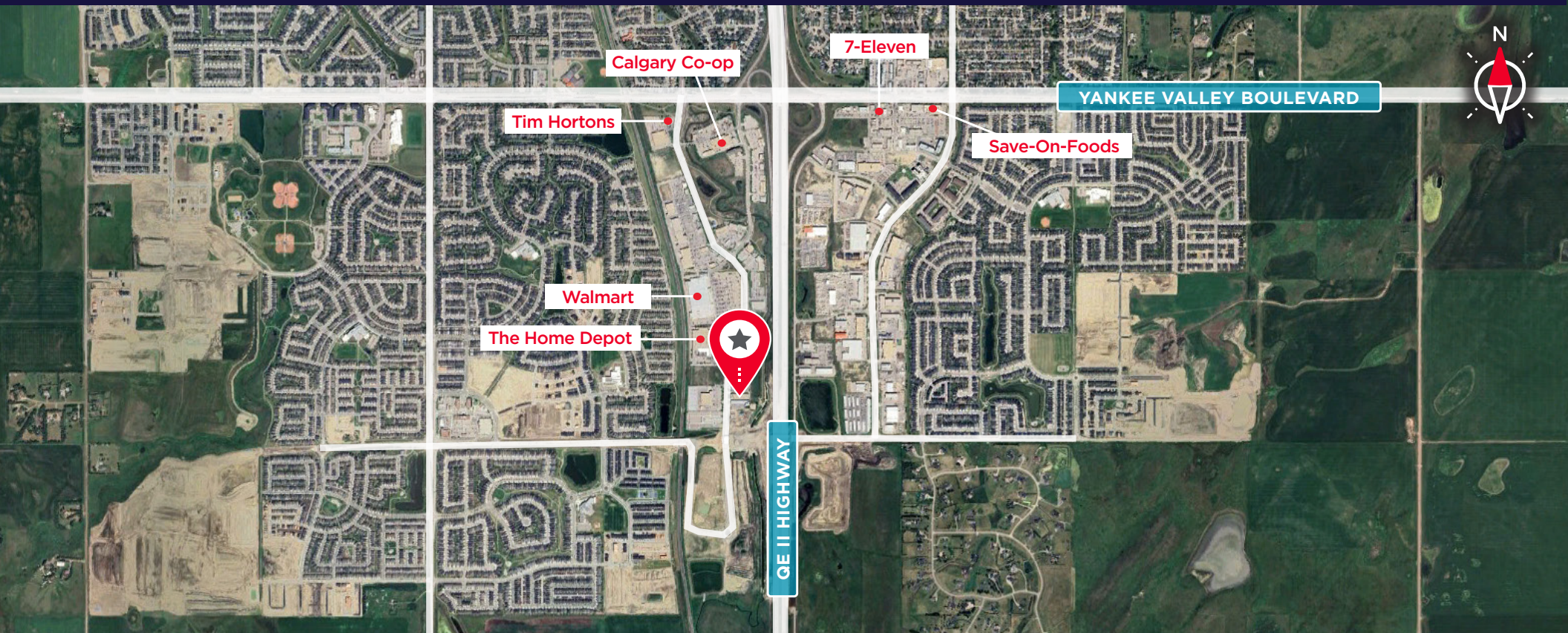


UNITS 106 & 107: 3,310 SF + 576 SF MEZZANINE





LOCATION MAP



For more information, please contact:

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