



## Retail / Flex Free-Standing Building

505 Gateway Road NE | Airdrie, AB

### PROPERTY HIGHLIGHTS

- This is a brand new property representing a unique user opportunity as a retail/flex free-standing building offering open layout and strategic location.
- Featuring modern facade with large windows allowing for lots of natural light and ample parking space available for customers and employees.
- Open layout providing a blank canvas for customization, high ceilings, and industrial-grade concrete flooring.
- Located in a vibrant retail area with excellent visibility and accessibility.
- Positioned on a high-traffic road close to major retail anchors like Canadian Tire and Real Canadian Superstore, the location offers excellent visibility and easy access for both customers and deliveries.
- Perfect for users seeking to design and brand the space according to their specific business needs with potential for division into smaller units or the addition of mezzanine levels if desired.
- Flexible zoning with various potential uses including special purpose facilities such as a church, community center, or educational institution.
- Site is approved for an additional 8,000 SF building.

### PROPERTY DETAILS

<b>Total Size</b>	15,000 SF
<b>Site Size</b>	1.63 Acres
<b>Zoning</b>	DC-27 Site A
<b>Power</b>	TBV
<b>Loading</b>	1 drive-in door
<b>Clear Ceiling Height</b>	20'
<b>Parking</b>	Ample
<b>Legal Description</b>	Plan 081 0892, Block 1, Lot 13
<b>Available</b>	Immediately

### SALE DETAILS

<b>Sale Price</b>	\$5,999,000
<b>Property Tax</b>	\$21,350.05 (est.)

### LEASE DETAILS

<b>Lease Rate</b>	Market
<b>Op Costs</b>	TBV
<b>Lease Area</b>	5,000 - 15,000 SF

FOR SALE / LEASE

15,000 SF on 1.63 Acres

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**NAI Advent**

ADVENT COMMERCIAL REAL ESTATE CORP.



CALGARY  
COMMERCIAL  
GROUP.com

**JAMIE COULTER, SIOR**

Vice President/Partner

(403) 835 1535

[jcoulter@naiadvent.com](mailto:jcoulter@naiadvent.com)

**BRODY BUTCHART**

Senior Associate

(403) 389 7857

[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)

**KAILE LANDRY**

Associate

(403) 669-3050

[klandry@naiadvent.com](mailto:klandry@naiadvent.com)

**JENNIFER MYLES**

Associate

(403) 975-2616

[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)



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## DIRECT CONTROL BYLAW 27 (DC-27)

### Land Use Regulations (Site A)

The purpose and intent of this District is to provide for a range of industrial and commercial uses that are characterized by exceptional design and site development. Operations shall not create nuisances and shall be compatible with adjacent non-industrial and non-commercial districts. The Development Authority will, at its sole discretion, require each development within this District to meet high standards of landscaping, aesthetics and efficient, comprehensive site design.

### List of Discretionary Uses

- » Accessory Building
- » Animal Service, General
- » Animal Service, Limited
- » Animal Service, Major
- » Auctioning Service
- » Business Support Service
- » Cannabis Retail Bylaw B-62/2021
- » Child Care, Commercial
- » Commercial School
- » Drive Through
- » Entertainment, Gaming
- » Financial Service
- » Funeral Service, Limited
- » Garden Centre
- » Government Service
- » Health Care, Limited
- » Heavy Vehicle Storage and Repair
- » Hotel
- » Indoor Recreation, General
- » Indoor Recreation, Limited
- » Industrial Distribution
- » Industrial Manufacturing and Operations
- » Industrial Service and Sales
- » Motel
- » Nightclub
- » Office
- » Personal Service1 Bylaw B-15/2021
- » Public Assembly (Church)
- » Restaurant
- » Retail Store, Liquor
- » Storage Facility, Indoor
- » Storage Facility, Public
- » Temporary Event
- » Vehicle Sales and Leasing
- » Vehicle Service, General
- » Vehicle Service, Limited

