



FOR SALE - 1.16 +/- ACRES Commercial Development Land

PROPERTY FEATURES

- Fully serviced land.
- Currently generating \$10,000 net rent per month. Tenants can stay or vacate.
- Compacted recycled asphalt throughout the site.
- Chain link fence surrounding the site.
- Office trailer included in purchase price.
- Renderings and DP in place to build a 15,000 square foot industrial / commercial building.
- Situated in a busy area close to various hotels and a retail plaza that includes Superstore and Canadian Tire.
- Storm pond will be removed once sewer and water lines are hooked up.



Brody Butchart

bbutchart@naiadvent.com
(403) 389 7857

Jamie Coulter, SIOR

jcoulter@naiadvent.com
(403) 835 1535

Kaile Landry

klandry@naiadvent.com
(403) 669-3050

Jennifer Myles

jmyles@naiadvent.com
(403) 975-2616

**DISTRICT:**

Airdrie, AB

ADDRESS:

134 Gateway Dr NE

LEGAL DESCRIPTION:

Plan 1212718, Block 4, Lot 15

ZONING:

Direct Control (DC-27B)

TOTAL SIZE:

1.16 +/- Acres

ASKING PRICE:**\$1,700,000**

AIRDRIE, ALBERTA

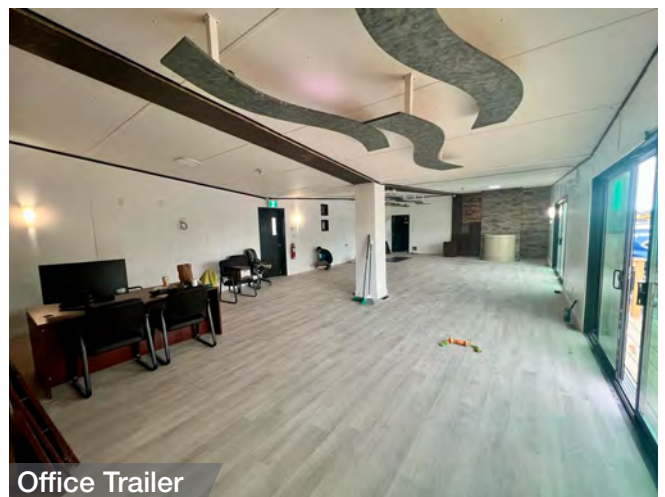
Airdrie, Alberta, is a rapidly growing city nestled in the heart of southern Alberta, Canada. Over the past few years, it has experienced a significant surge in population, attracting newcomers seeking a vibrant and family-friendly community. The city's growth is fueled by its strategic location, being just a short distance north of Calgary, one of Alberta's major metropolitan centers. This proximity to Calgary offers residents the best of both worlds—a peaceful suburban lifestyle with easy access to the economic opportunities and cultural offerings of a larger city. Moreover, Airdrie benefits from its close proximity to the Calgary International Airport, making air travel convenient for both residents and businesses. With its expanding population and thriving economy, Airdrie continues to carve out a distinct identity as a promising hub for living, working, and leisure in Alberta's picturesque landscape.



ZONING DC-27B (Direct Control - 27B)

List of potential uses under DC-27B zoning:

- | | |
|----------------------------------|---|
| Accessory Building | Industrial Distribution |
| Animal Service, General | Industrial Manufacturing and Operations |
| Animal Service, Limited | Industrial Service and Sales |
| Animal Service, Major | Motel |
| Auctioning Service | Office |
| Business Support Service | Outdoor Recreation Facility |
| Cannabis Retail Bylaw B-62/2021 | Public Assembly |
| Commercial School | Recycling Depot |
| Drive Through | Restaurant |
| Entertainment, Adult | Retail Store, Liquor |
| Financial Service | RV Sales and Service |
| Funeral Service, Limited | RV Storage |
| Garden Centre | Storage Facility, Indoor |
| Government Service | Storage Facility, Public |
| Health Care, Limited | Temporary Event |
| Heavy Vehicle Storage and Repair | Vehicle Sales and Leasing |
| Hotel | Vehicle Service, General |
| Indoor Recreation, General | Vehicle Service, Limited |
| Indoor Recreation, Limited | Vehicle Service, Major |



Office Trailer

RENDERINGS OF POTENTIAL DEVELOPMENT

