

FOR SALE / LEASE 15,000 SF on 1.63 Acres

Free-Standing Building

Retail / Flex Free-Standing Building 505 Gateway Road NE | Airdrie, AB

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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

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

SALE DETAILS

Sale Price **Property Tax**

\$5,999,000 \$21,350.05 (est.)

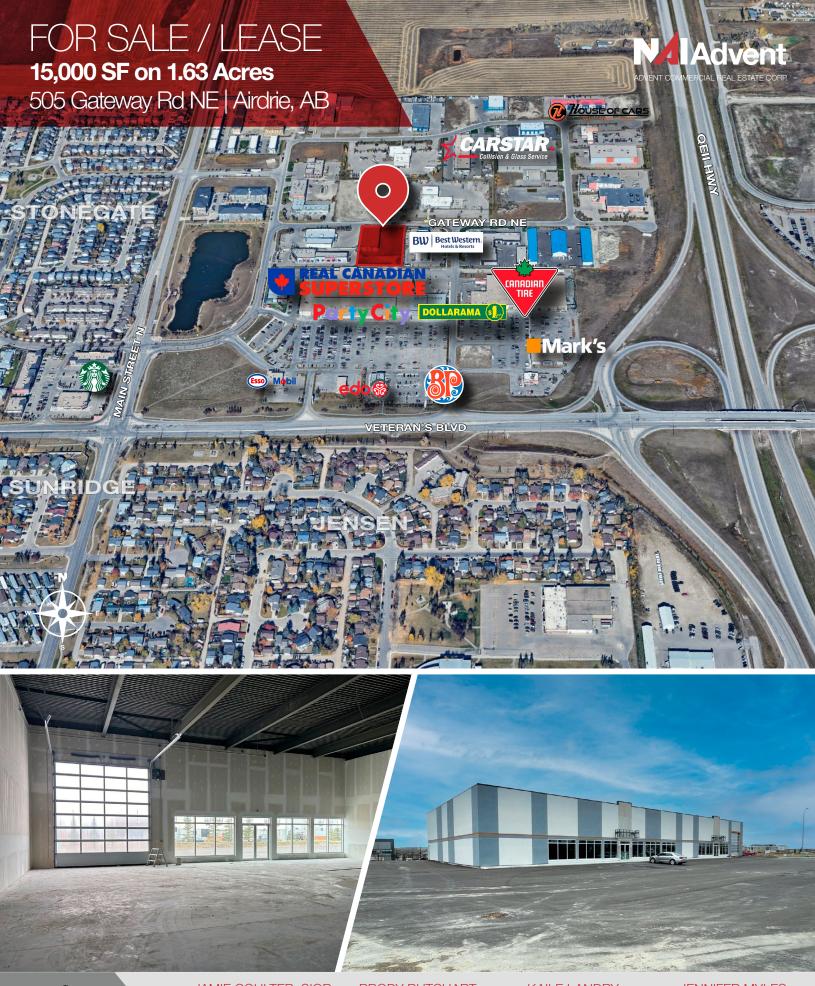
LEASE DETAILS

Lease Rate	Market
Op Costs	TBV
Lease Area	5,000 - 15,000 SF



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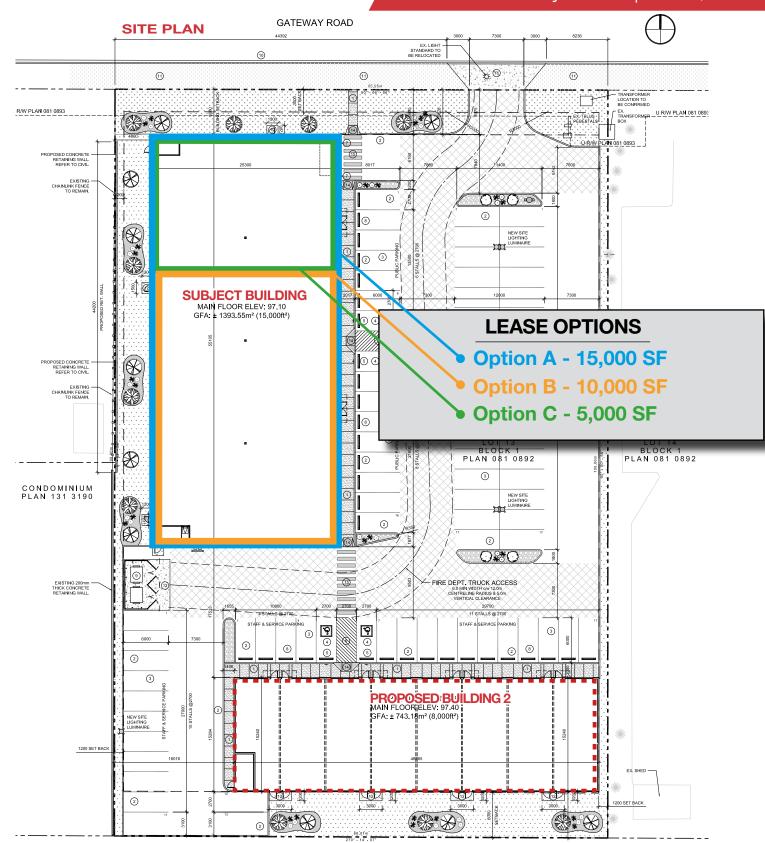
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LEASE OPTIONS

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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



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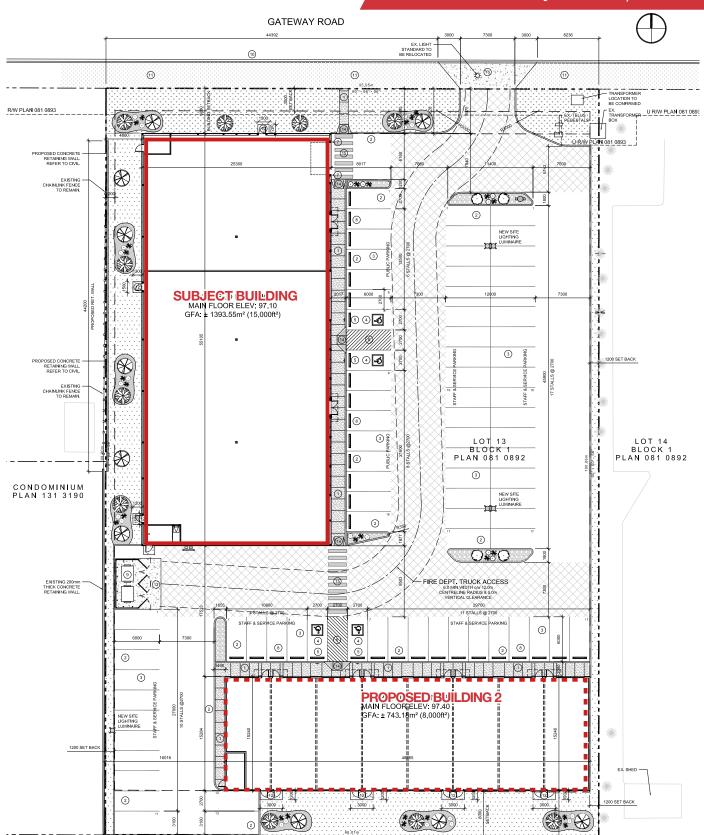
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