

OWNER/USER OPPORTUNITY  
// 1,145 SF

# FOR SALE

403 MacKenzie Way SW, Suite 6120, Airdrie



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# PROPERTY HIGHLIGHTS



- Shadow anchored by Sobey's.
- Over 800 residential condo units are within 2 blocks of the property.
- Abundant surface retail parking.
- Medical uses permitted.

## PROPERTY OVERVIEW

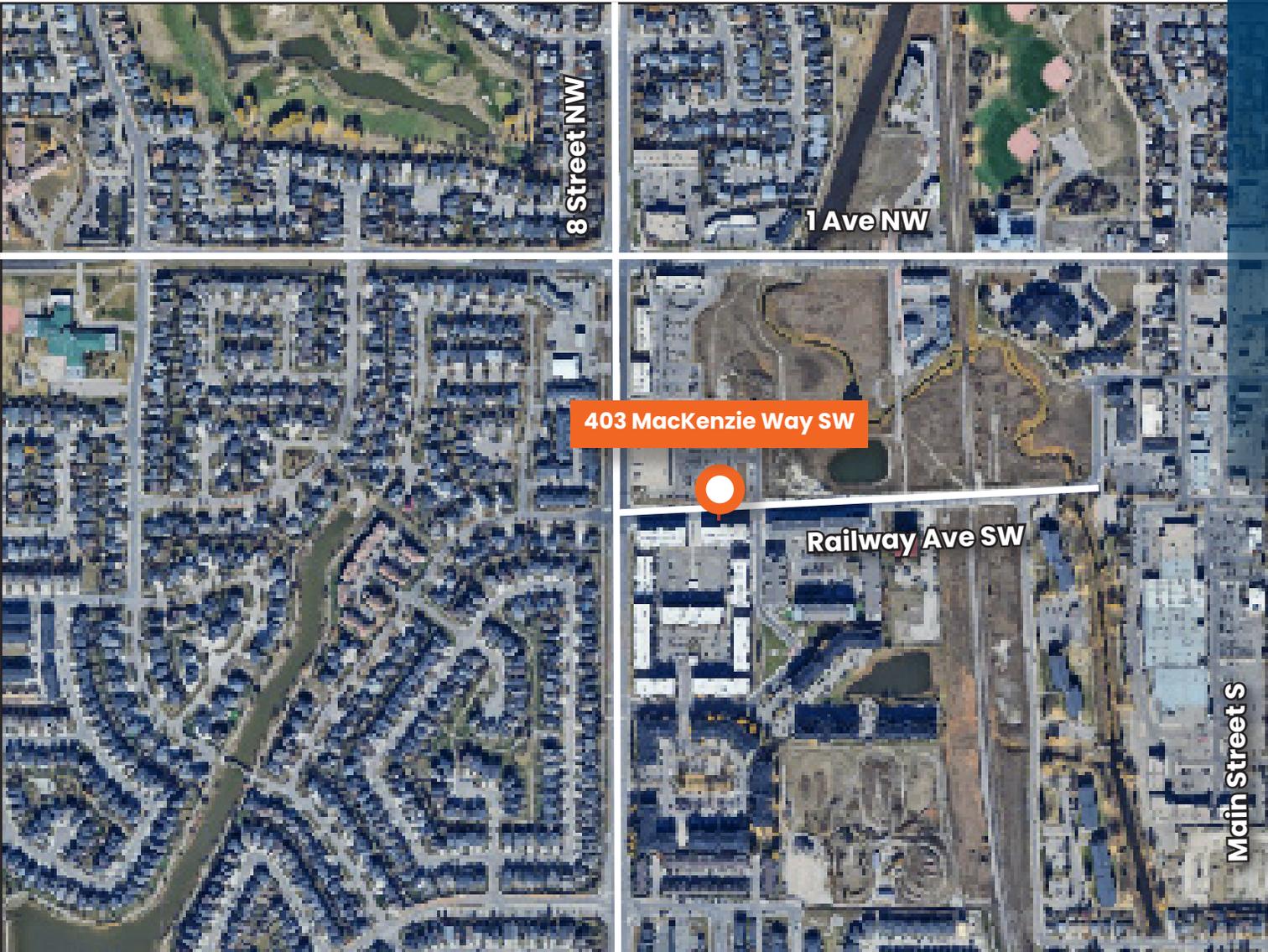
<b>Address:</b>	403 MacKenzie Way SW, Suite 6120
<b>District:</b>	Creekside Village
<b>Zoning:</b>	Commercial Business (CB)
<b>Year Built:</b>	2013
<b>Total Square Footage:</b>	1,145 SF
<b>Land use:</b>	M3 downtown mixed use district

<b>Clear Height:</b>	10'
<b>Parking:</b>	Two (2) underground titled stalls
<b>Parking Costs:</b>	\$30,000.00 per stall
<b>Sale Price:</b>	\$490,000.00 (\$427.00 PSF)
<b>Condo fees:</b>	\$697.58 /mn or 8,370.96 /year
<b>Property Tax:</b>	\$430.08 /mn or \$5,160.96 /year (2024 est)
<b>Operating Costs:</b>	\$11.81/PSF /year
<i>Operating costs equal condo fees &amp; property tax</i>	
<b>Availability:</b>	Vacant Possession

# LOCATION

Located in SW Airdrie, Creekside Village district, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **Anytime Fitness, Airdrie Christian Childcare, Mountain Health Team, MDJ Law & Co., Sobeys – Airdrie.**



## Drive Times:

Deerfoot Trail SE: **13 min**

Downtown Calgary: **27 min**

Calgary Airport: **20 min**

## Nearby Amenities

Easy accessibility & close proximity to:



grocery & shopping



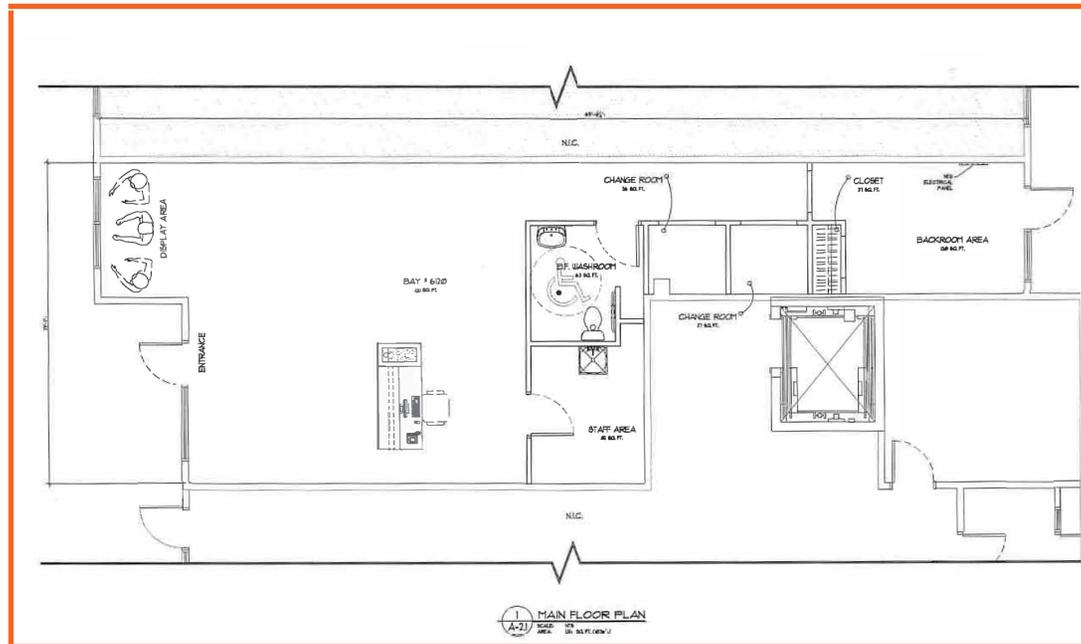
restaurants & fast food



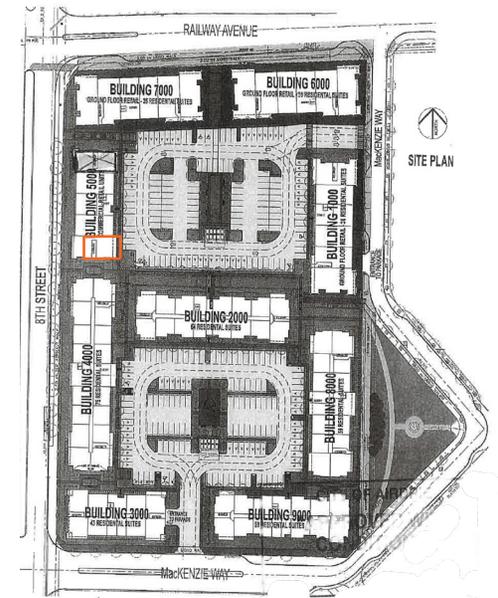
Retail Shops or Shopping

# PLANS

## Floor Plan



## Site Plan



Total floor plan area is 1,145 SF. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

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