

\$1,750,000 - 14, 620 1 Avenue Nw, Airdrie

MLS® #A2232686

\$1,750,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.12 Acres

Willowbrook, Airdrie, Alberta

Prime Corner Commercial Bay in Airdrie's Downtown Core " For Sale or Lease. Exceptional opportunity to own or lease a premium corner unit commercial condo bay in a professionally managed complex along bustling 1st Avenue, just minutes from Airdrie's vibrant downtown core. This expansive unit offers over 4,700 sq ft of office space, zoned M3 " Downtown Core Mixed Use District, allows for flexible business development in a high-exposure location. Available for lease at \$27.00 per sq ft, the total monthly rent is \$10,575 plus NNN, based on a 5-year escalating lease. The 2024 property taxes are approximately \$1,905.75/month.

Built in 2006

Essential Information

MLS® #	A2232686
Price	\$1,750,000
Bathrooms	0.00
Acres	0.12
Year Built	2006
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	14, 620 1 Avenue Nw
Subdivision	Willowbrook



City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2R3

Additional Information

Date Listed	July 15th, 2025
Days on Market	21
Zoning	M3

Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.