



PRICE REDUCED | JUDICIAL SALE
6,235 SF Shell Condominium Unit

3190
28 KINGSVIEW
ROAD SE

AIRDRIE, AB

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3190, 28 KINGSVIEW ROAD SE

Airdrie, AB

Sale Particulars

District:	Airdrie
Legal Description:	Condo Plan 1911757, Unit 5
Zoning:	IB-1 Mixed Business District
Available Area:	±6,235 sf
Ceiling Height:	24' clear
Power:	400A, 208/120V, 3 phase, 4 wire
Parking:	4.1 stalls per 1,000 sf
Sprinklers:	Yes
Year Built:	2019
Asking Price:	\$2,600,000 NOW \$2,395,000
Property Taxes:	\$38,626.89 (2024 est.)
Available:	Court approved closing date

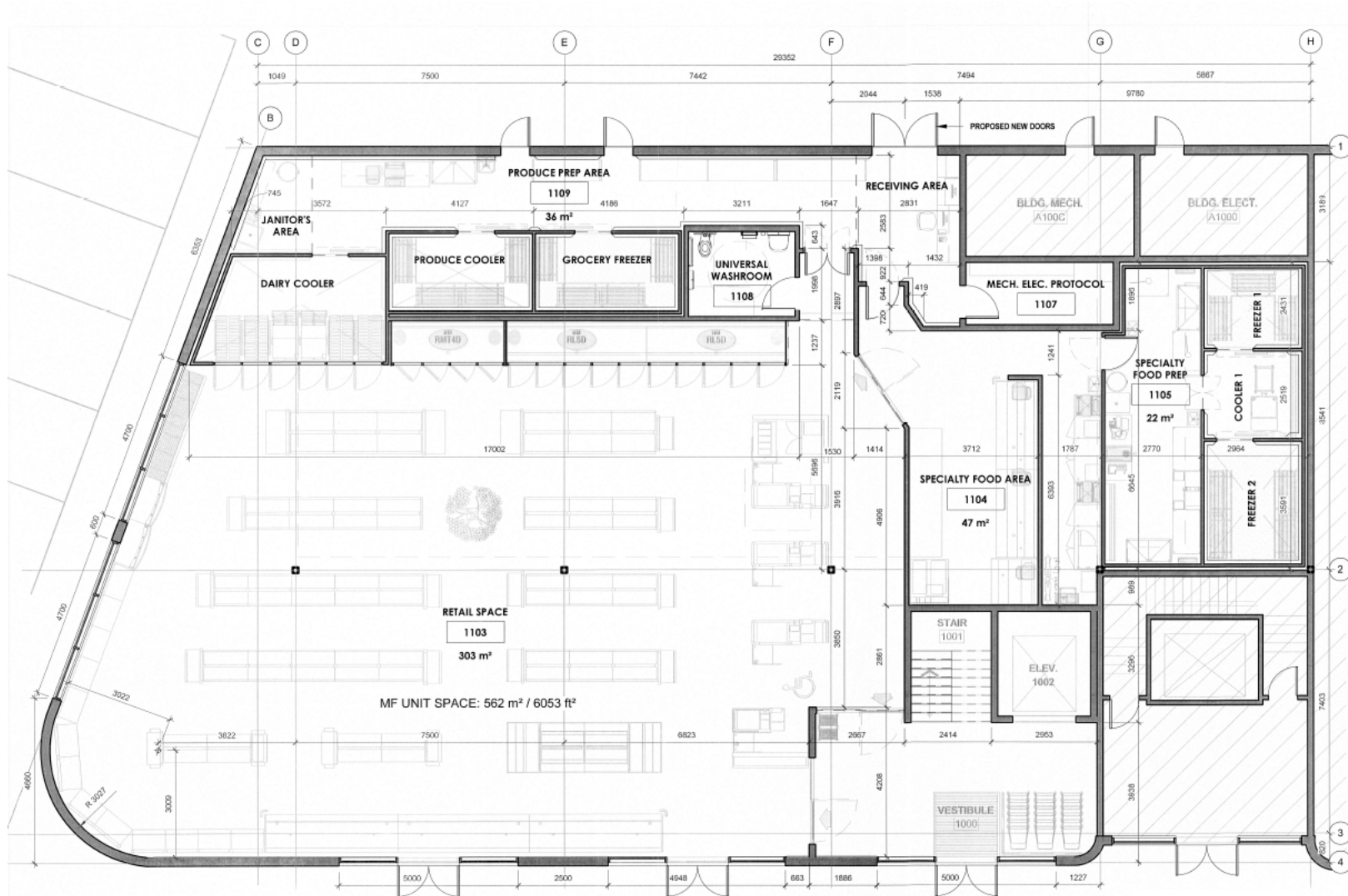
Highlights

- Judicial listing on behalf of the Court of King's Bench of Alberta
- Offers will be presented to the plaintiff's counsel as received
- Shell condominium unit
- Office/showroom can be designed and built to suit purchaser
- Ability to add second floor
- Flexible zoning allows for retail and industrial uses
- Visible from Highway QEII
- Many nearby amenities



CONCEPTUAL DRAWING (DP APPROVED)

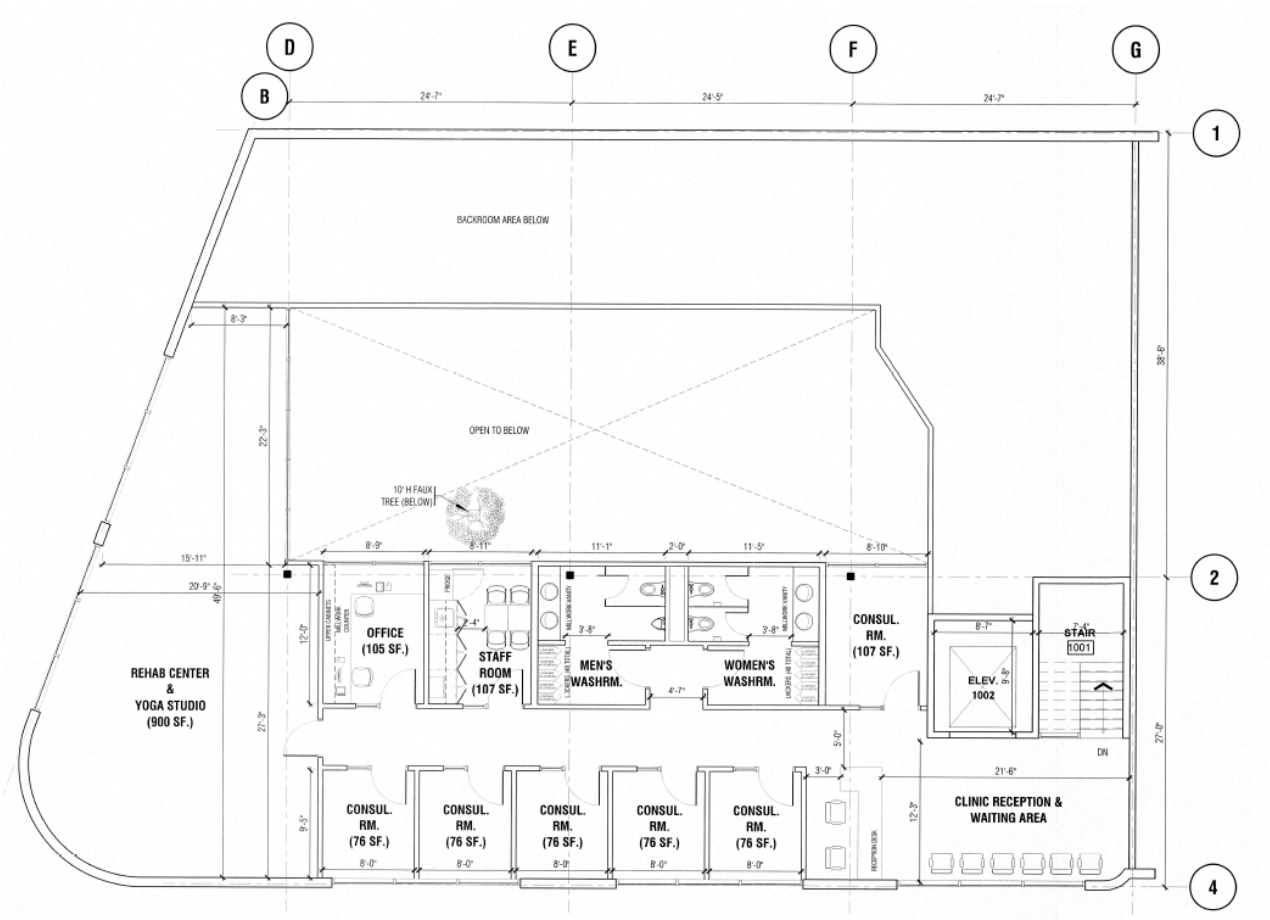
3190, 28 Kingsview Road SE, Airdrie



MAIN FLOOR

CONCEPTUAL DRAWING (DP APPROVED)

3190, 28 Kingsview Road SE, Airdrie



SECOND FLOOR

PROPERTY DEMOGRAPHICS

(within 3 km radius)



AVG HOUSEHOLD INCOME

\$124,762



DAYTIME POPULATION

46,971



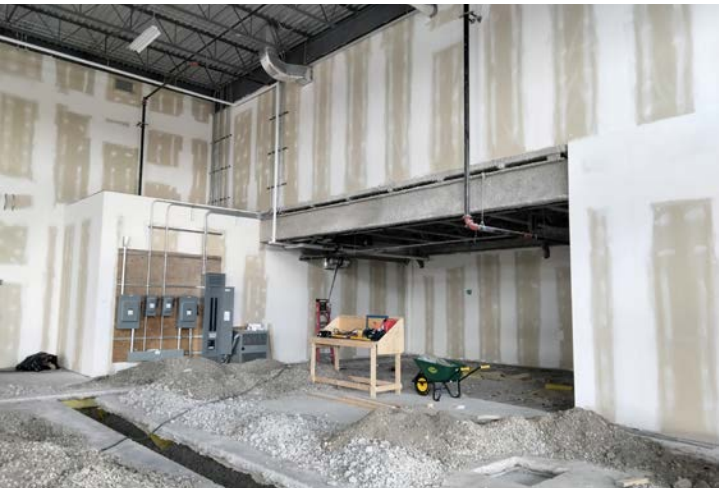
AVERAGE AGE

34



TOTAL HOUSEHOLDS

16,477





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