

FOR SALE

UNITS 106 & 107
2966 MAIN STREET SE
AIRDRIE, AB

Lead Agents:

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3,886 SF INDUSTRIAL CONDO UNIT



PROPERTY DETAILS

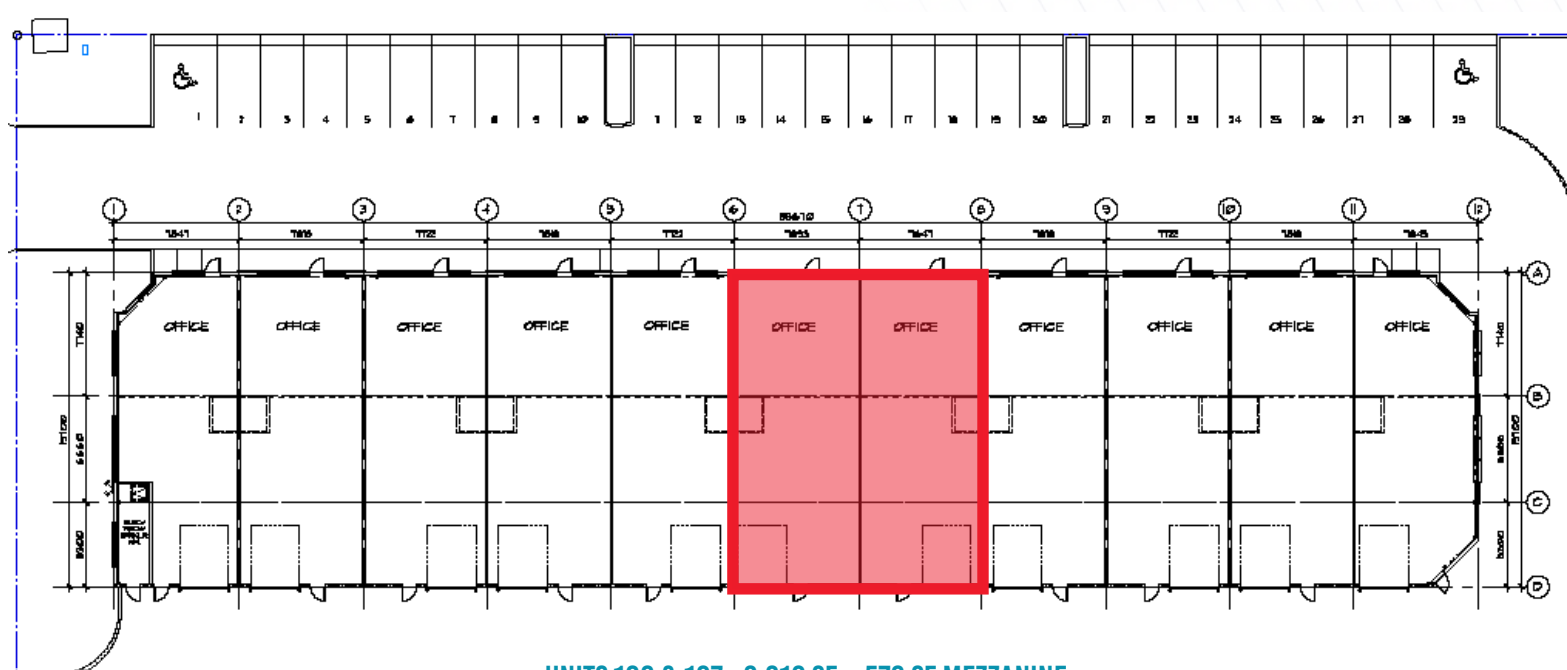
District:	Sierra Springs	
Legal Description:	Condominium Plan 0813205, Unit 14	
Zoning:	IB-1 (Mixed Business/Employment District)	
Available Area:	Main Floor:	± 3,310 sf
	Mezzanine :	± 576 sf
	Total:	± 3,886 sf
Loading:	2 (10' x 12') drive-in doors	
Ceiling Height:	20'	
Power:	2 (100A @ 120/208V) panels	
Lighting:	LED	
HVAC:	RTU servicing office and shop; Gas fired unit heaters in the shop	
Year Built:	2008	
Parking Ratio:	3.5 stalls per bay	
Asking Sale Price:	\$1,200,000	
Property Taxes (2026):	\$9,757.15	
Condo Fees (2026):	\$1,311.30 per month	
Available:	30 days notice	

HIGHLIGHTS

- Close to amenities
- Make-up air and ventilation
- Small reception
- Abundance of natural light
- Additional parking behind units
- Air lines throughout the shop
- Fully sprinklered
- Well managed condo corporation
- Signage available on pylon and façade
- Zoning features wide variety of Permitted and Discretionary Uses
- 2 hour fire rated walls
- Auto body use permitted

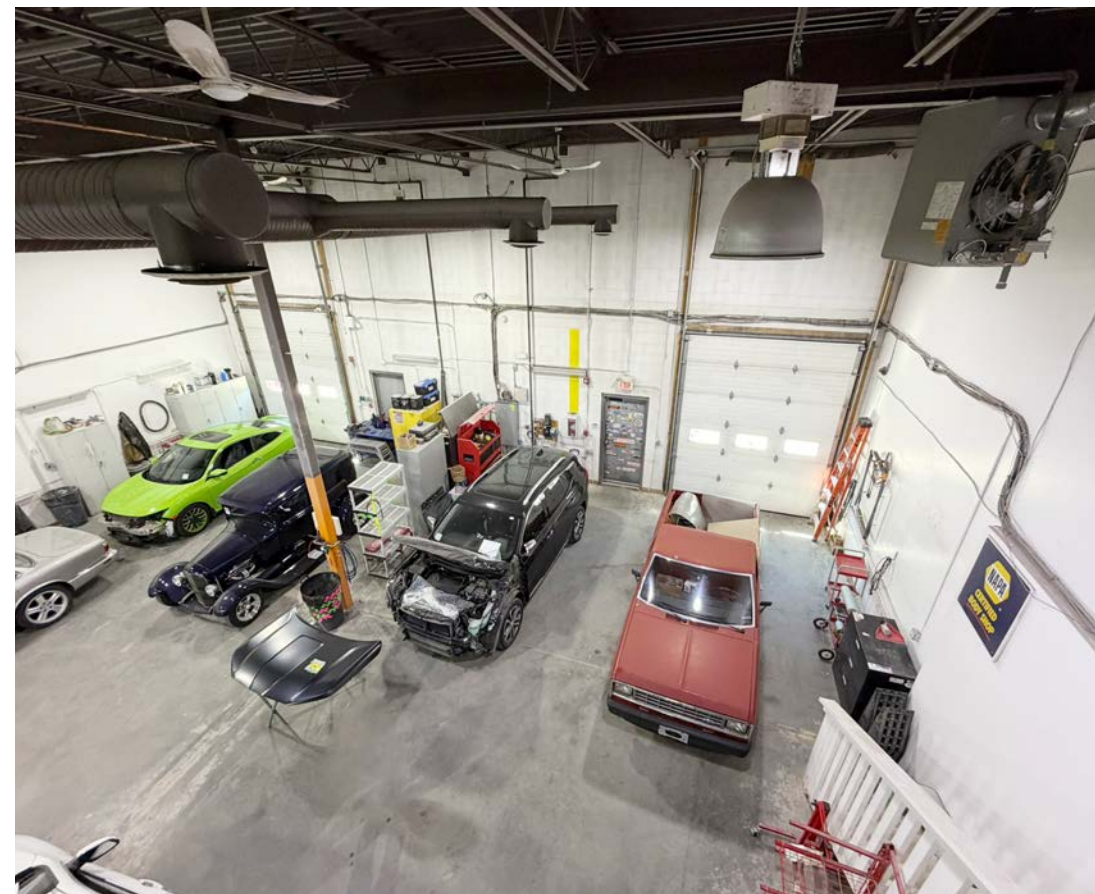
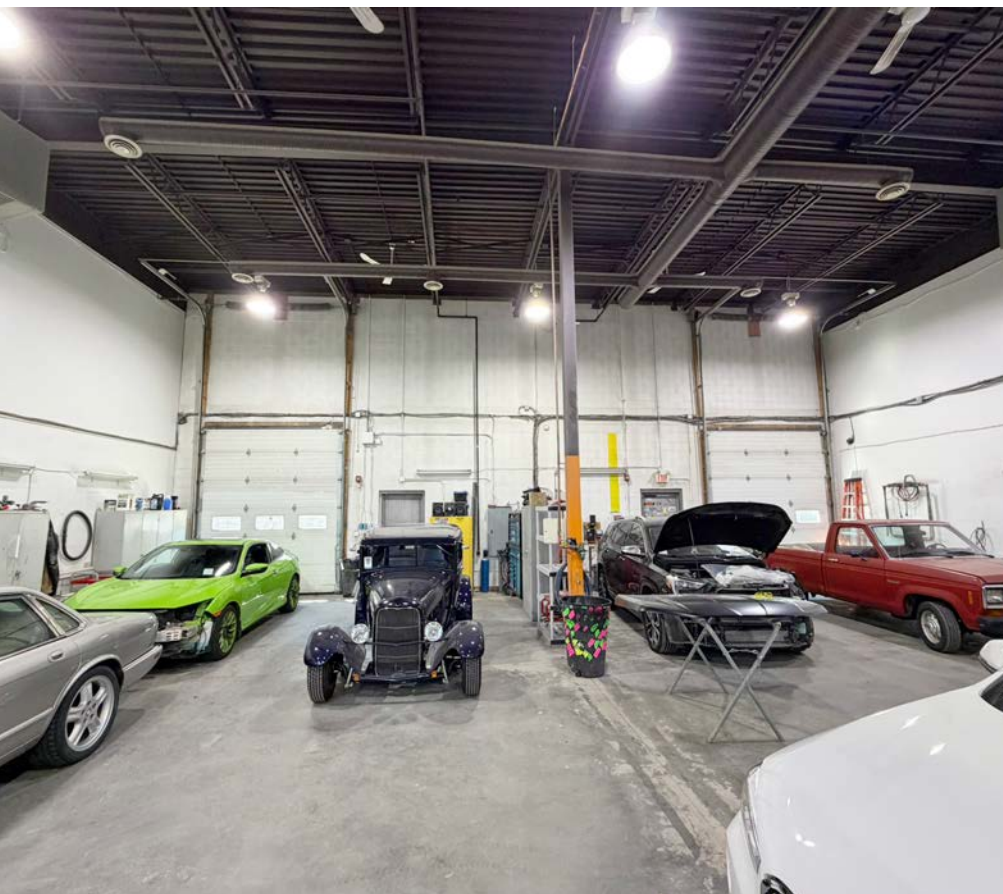


SITE PLAN



UNITS 106 & 107: 3,310 SF + 576 SF MEZZANINE





LOCATION MAP



For more information, please contact:

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