

# FOR SALE

## TOWN CENTRE BUILDING

*PRIME INVESTMENT OPPORTUNITY*

**MANCHESTER**  
PROPERTIES INC.

125 MAIN ST NW  
AIRDRIE, AB



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*\*All lines are approximate*

**Sq. Footage:** 27,443 Sq. Ft. **Sale Price:** \$10,880,000 (\$396 PSF)

**Occupancy:** 100% **Parking:** 60 Stalls \*including private parking on west side of lane

**Projected Net Rent (2026):** \$696,300 (6.4% Cap Rate) + amort. recovery of \$60,600 = Total Net Revenue of \$755,900 (6.95% Cap Rate)

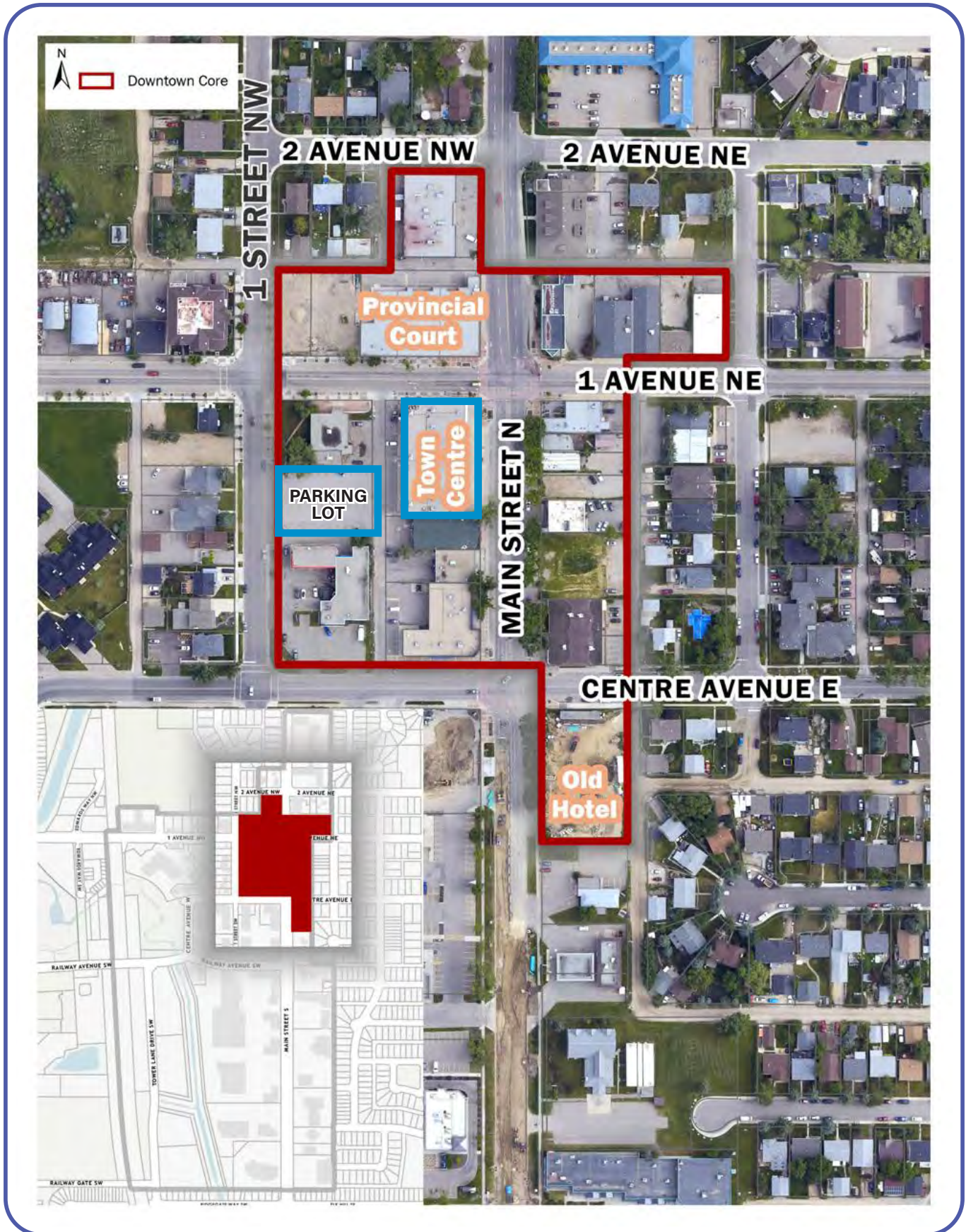
**Projected Net Revenue: (10-Year Average)** With scheduled lease escalations, and assuming expiring leases renew at the final year's net rent + 5% and further 5% increases after 3 years, the projected average net revenue over 10 years is **\*\$757,400 per year (6.96% cap rate).**

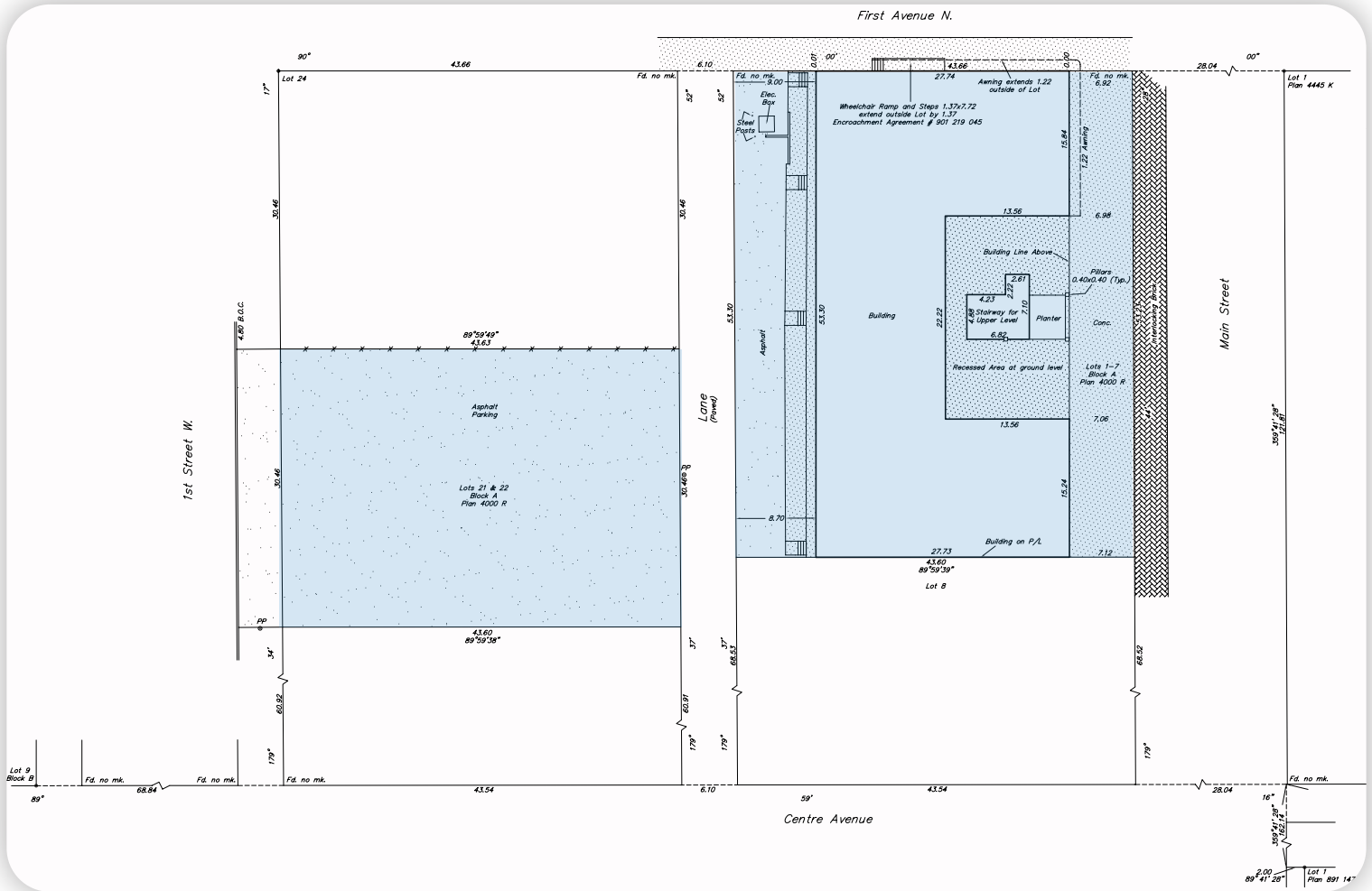
Units	Tenant	Sq. Ft.	Lease Expiration Date
203/205	Rocky View Community Links	13,798	March 31, 2033
1, 2 & 3	Salvation Army	5,947	Dec. 31, 2034
4 & 5	Rocky View School	2,129	July 31, 2026
9	Byoode Bar	1,826	September 30, 2028
219	Little Sprouts Preschool	1,677	August 31, 2028
10	Mane & Layne Salon	1,166	February 28, 2031
6	Total Wellness Spa	900	Dec. 31, 2030

A prime investment opportunity within the Downtown Revitalization Plan Area (<https://tinyurl.com/mr3df7v7>) making it a very desirable property to own for the short and long term.

\*Amortization recovery income of \$60,594/yr to 2028, \$59,250/yr for 2029 to 2033, \$29,000/yr for 2034, \$24,100/yr \$2,700 for 2049, \$21,400/yr 2036 to 2038, \$19,100/yr 2039 to 2041, \$17,500/yr 2042 to 2043, \$15,000 for 2044 to 2046, and \$5,300 for 2047 to 2049.

### Downtown Core





## PROPERTY OVERVIEW

The property consists of two sites with separate titles per the above RPR:

- **Exclusive parking lot site**, designated for the building
- **Main street-facing building site**, providing prime visibility

## LEGAL DESCRIPTION

### Building

- **Lots 1-7, Block A, Plan 4000 R**

### Parking Lot

- **Lots 21 & 22, Block A, Plan 4000 R**

An enclosed passageway links the designated parking area to the courtyard, offering tenants and visitors a sheltered walkway that leads directly to the elevator lobby situated at the front entrance of the building, enhancing ease of access and convenience.

A **brand new** elevator was installed in 2024.

## Conceptual Renderings for Downtown Revitalization



*These conceptual images build on the public and stakeholder participation in the design charettes to present the aspirational outcome of the ARP redevelopment concept.*





FOR MORE INFORMATION, CONTACT:

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