COMMERCIAL SPACE

WITH HIGH TRAFFIC VOLUME

MANCHESTER PROPERTIES INC.

FOR LEASE

125 MAIN ST N
AIRDRIE, AB T4B 0R3
UNIT 6

JIM EDWARDSON
BROKER
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BENNETT EDWARDSON
ASSOCIATE BROKER
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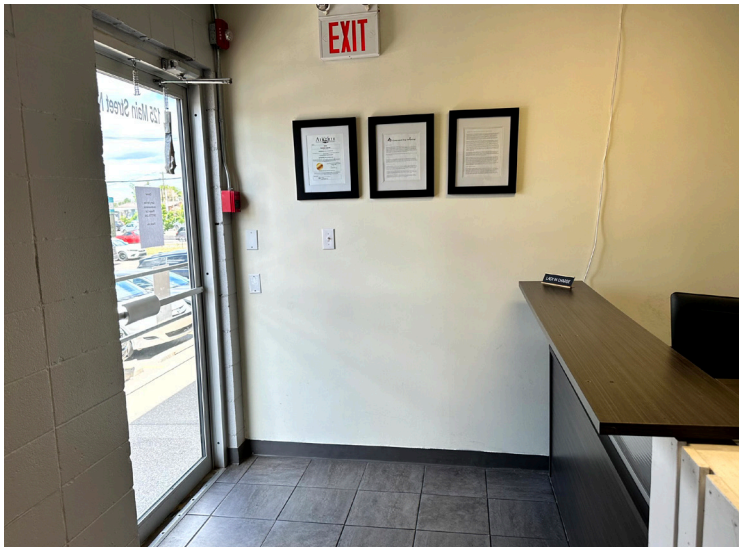
All lines are approximate

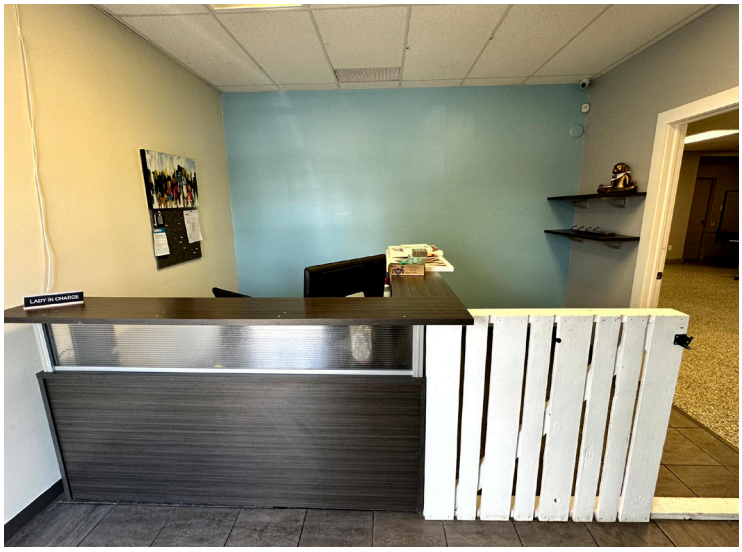
Unit Size:	**900 Sq. Ft**	**Lease Rate:**	**$30 / Sq. Ft** + 5% Increase years 3 and 5
Unit Number:	**6**	**Sale Type:**	**3-5 Years**
Zoning:	**M3**	**Availability:**	**Immediate**
Ceiling Height:	**8'**	**Operating Costs:**	**$13.74 per Sq. Ft**
Parking:	**2 Reserved Stalls**	**Power:**	**40 AMP**

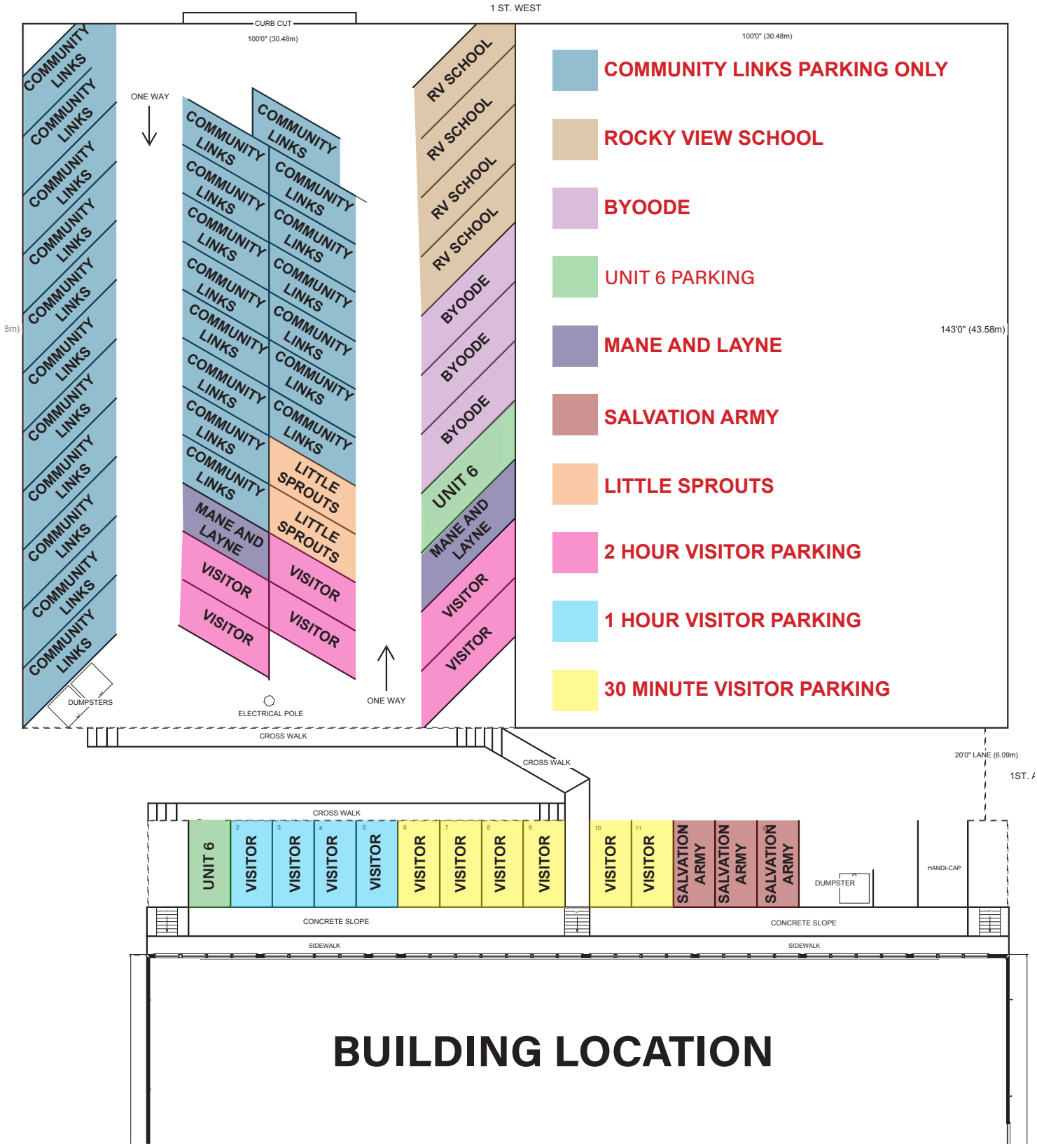
The Opportunity: Discover an exceptional leasing opportunity at 125 Main Street, Airdrie. Unit 6 offers prime commercial space, perfect for businesses seeking high visibility in a thriving area. With 12,000 vehicles in daily traffic volume on Main St., this unit presents an ideal location for retail or office use. This unit is ideally situated near 1st Avenue, providing easy access and ample foot traffic. The surrounding area features a variety of amenities and attractions that enhance the appeal of this location. Enjoy easy access and ample parking, surrounded by a vibrant community and picturesque views. This is the perfect place to elevate your business presence and attract a steady stream of customers.

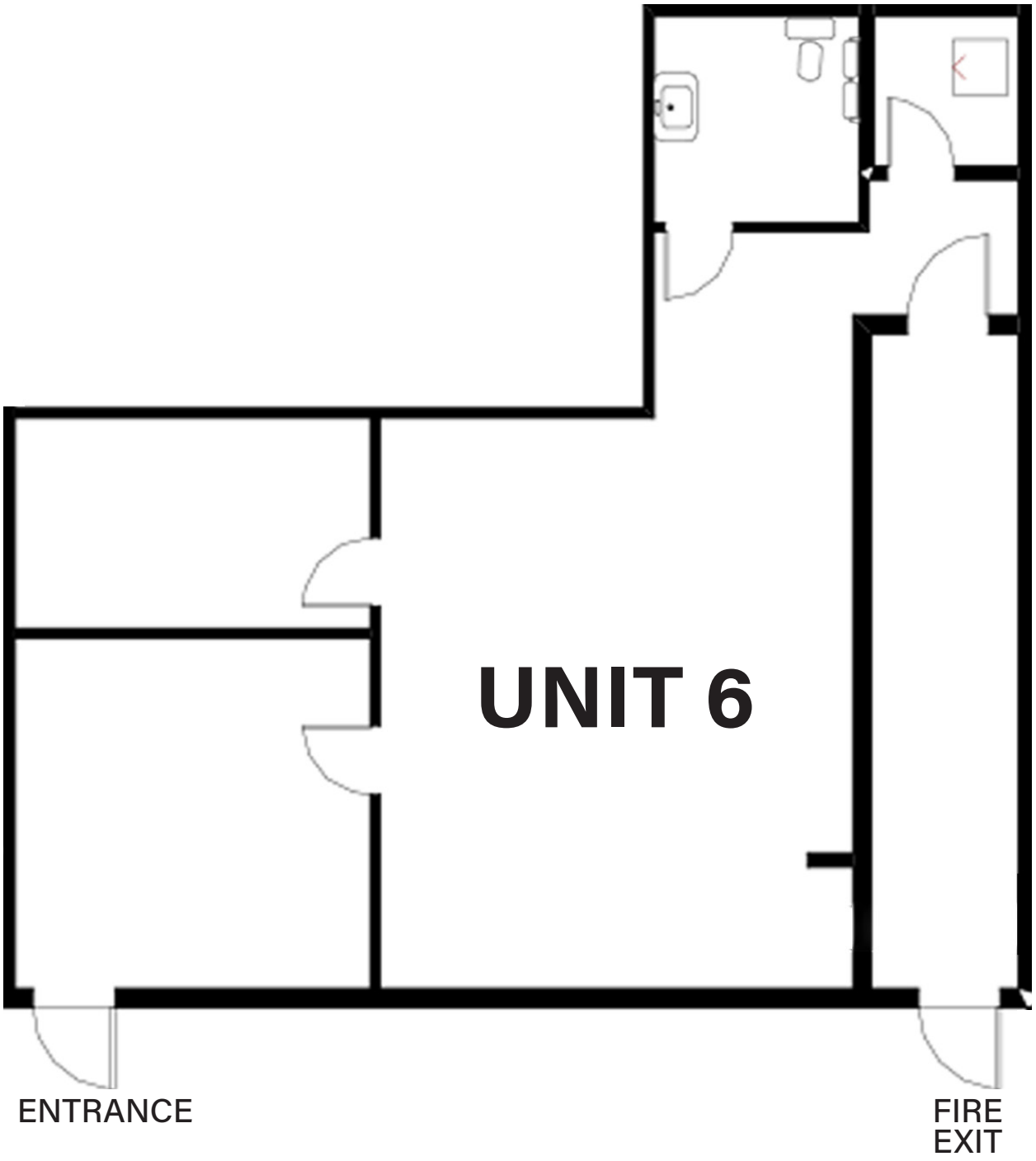
FOR LEASE


EXIT

CAUTION
WET
FLOORS




1 ST. WEST
CURB CUT
100'0" (30.48m)
ONE WAY
COMMUNITY LINKS
RV SCHOOL
BYOODE
UNIT 6
MANE AND LAYNE
LITTLE SPROUTS
VISITOR
SALVATION ARMY
DUMPSTERS
ELECTRICAL POLE
ONE WAY
CROSS WALK
143'0" (43.58m)
20'0" LANE (6.09m)
UNIT 6
VISITOR
SALVATION ARMY
DUMPSTER
HANDI-CAP
CONCRETE SLOPE
SIDEWALK
COMMUNITY LINKS PARKING ONLY
ROCKY VIEW SCHOOL
BYOODE
UNIT 6 PARKING
MANE AND LAYNE
SALVATION ARMY
LITTLE SPROUTS
2 HOUR VISITOR PARKING
1 HOUR VISITOR PARKING
30 MINUTE VISITOR PARKING
BUILDING LOCATION


UNIT 6
ENTRANCE
FIRE
EXIT

FOR MORE INFORMATION, CONTACT:

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