

FOR SALE

TOWN CENTRE BUILDING

MANCHESTER
PROPERTIES INC.

PROMINENT INVESTMENT OPPORTUNITY

125 MAIN ST NW
AIRDRIE, AB



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*All lines are approximate

Sq. Footage: 26,543 Sq. Ft. **Sale Price:** \$10,880,000 (\$410 PSF)

Occupancy: 97% **Parking:** 60 Stalls *including private parking on west side of lane

Net Rental Income (2024): \$612,600 + amortization recovery of \$47,900 = Total Net Revenue of \$660,400.

Projected Net Rent (2025): \$625,900 (5.75% Cap Rate) + amort. recovery of \$47,900 = Total Net Revenue of \$673,800 (6.19% Cap Rate)

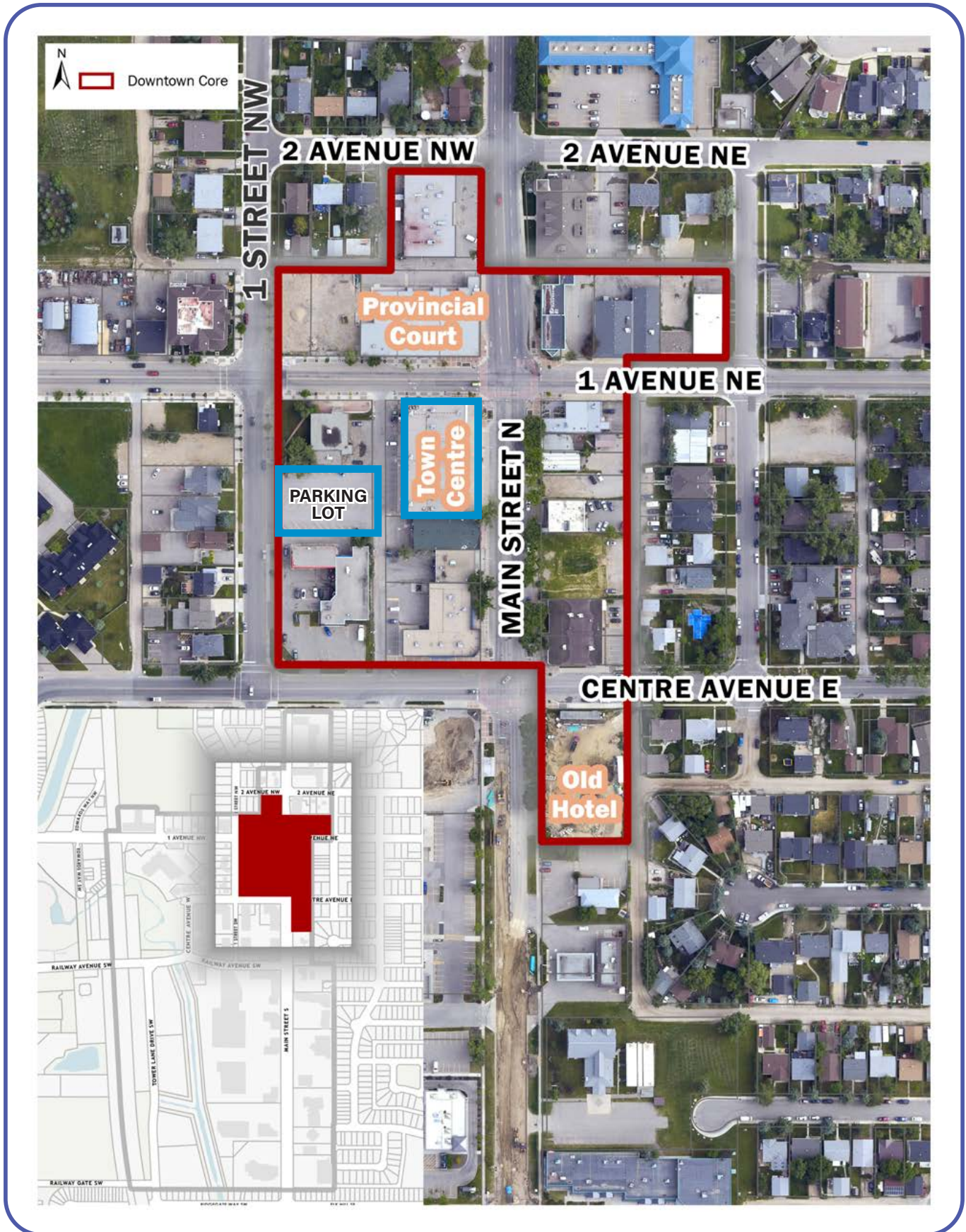
Projected Net Revenue: (10-Year Average) With scheduled lease escalations, the Vendor's Head Lease of Unit 6 (900 sq ft), and assuming expiring leases renew at the final year's net rent, the projected average net revenue over 10 years is ***\$718,800 per year.**

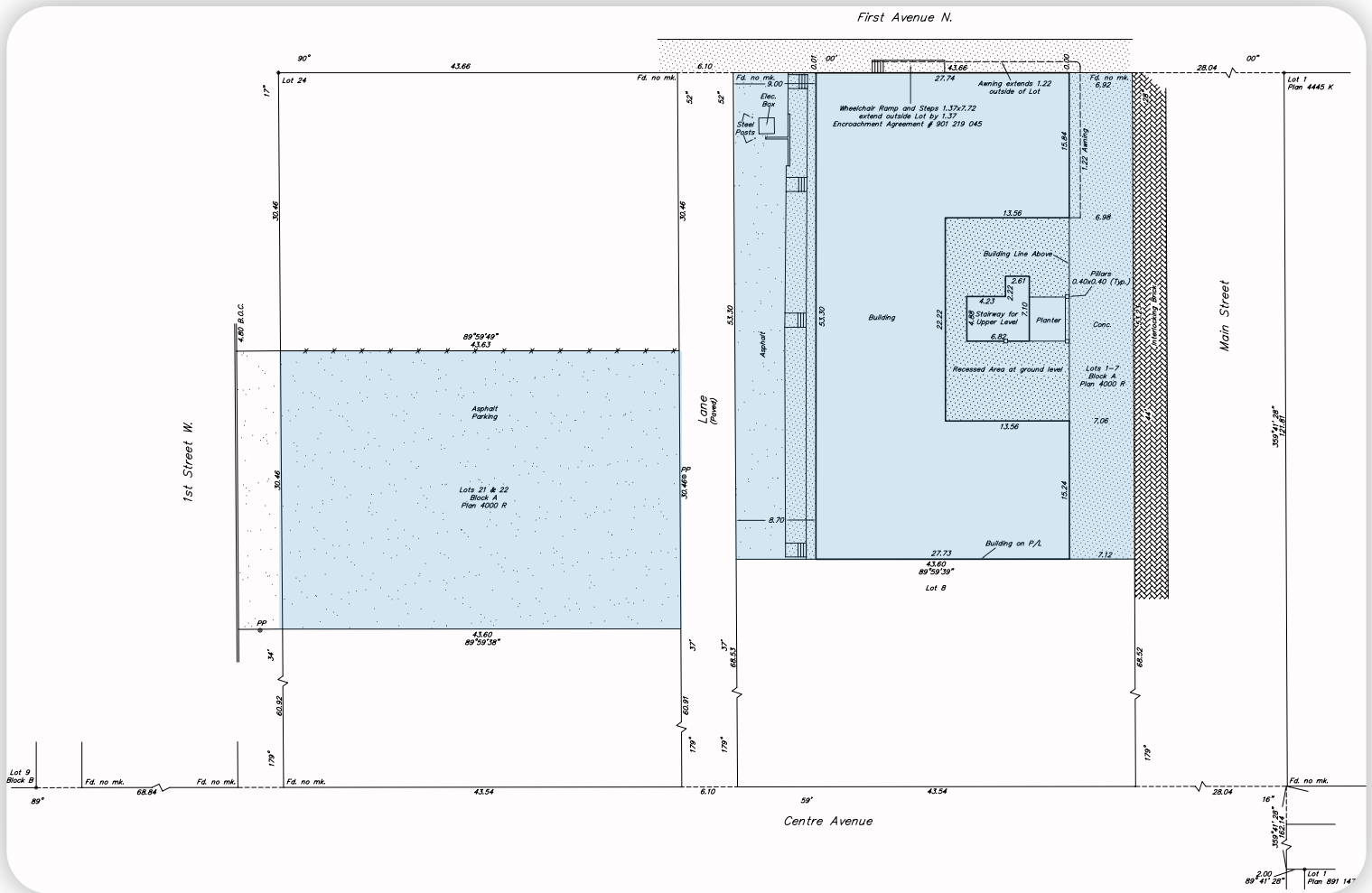
Units	Tenant	Sq. Ft.	Lease Expiration Date
203/205	Rocky View Community Links	13,798	March 31, 2033
1, 2 & 3	Salvation Army	5,947	Dec. 31, 2034
4 & 5	Rocky View School	2,129	July 31, 2026
9	Byoode Bar	1,826	September 30, 2028
219	Little Sprouts Preschool	1,677	August 31, 2028
10	Mane & Layne Salon	1,166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

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 \$47,900/yr to 2033, \$16,390/yr for 2034 to 2040, \$14,780/yr for 2041 to 2043, \$12,339/yr for 2044 to 2047, and \$2,560 for 2048.

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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