

COMMERCIAL SPACE

WITH HIGH TRAFFIC VOLUME

MANCHESTER
PROPERTIES INC.

FOR LEASE

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



JIM EDWARDSON

BROKER

403 540 0238

jim@manchesterproperties.ca

BENNETT EDWARDSON

ASSOCIATE BROKER

403 973 0238

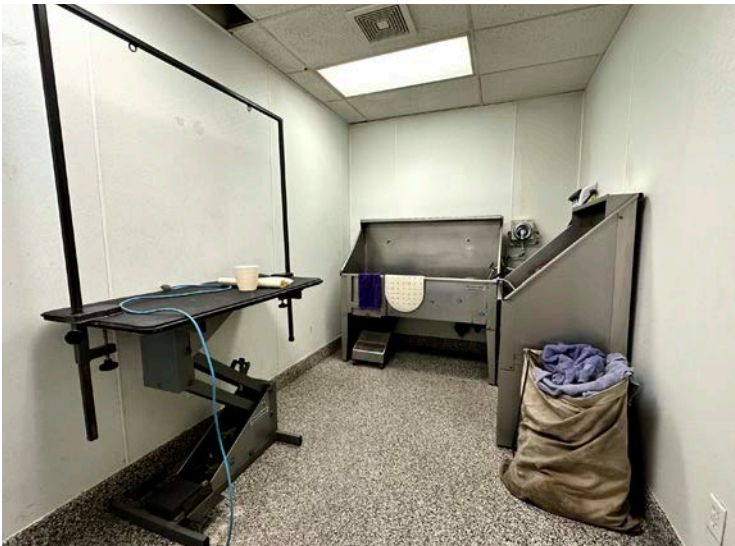
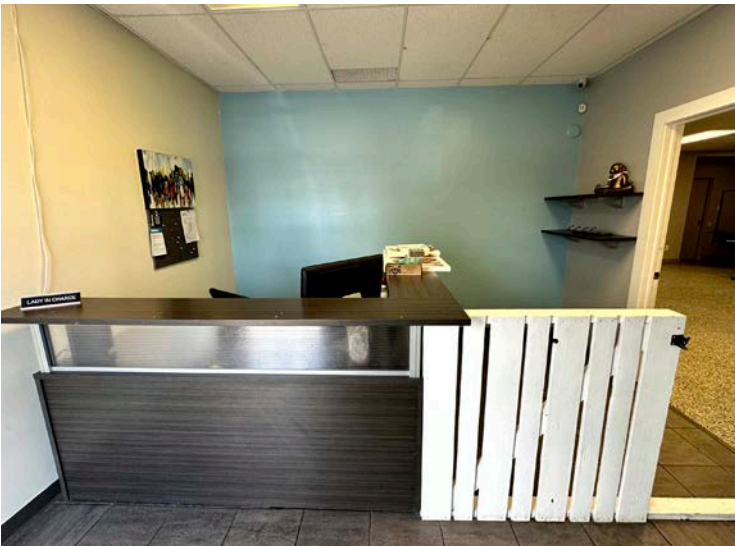
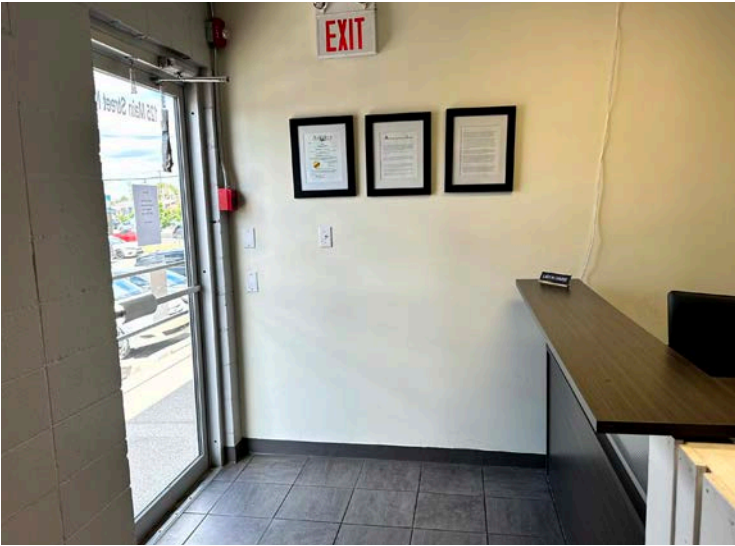
bennett@mpirealty.ca



*All lines are approximate

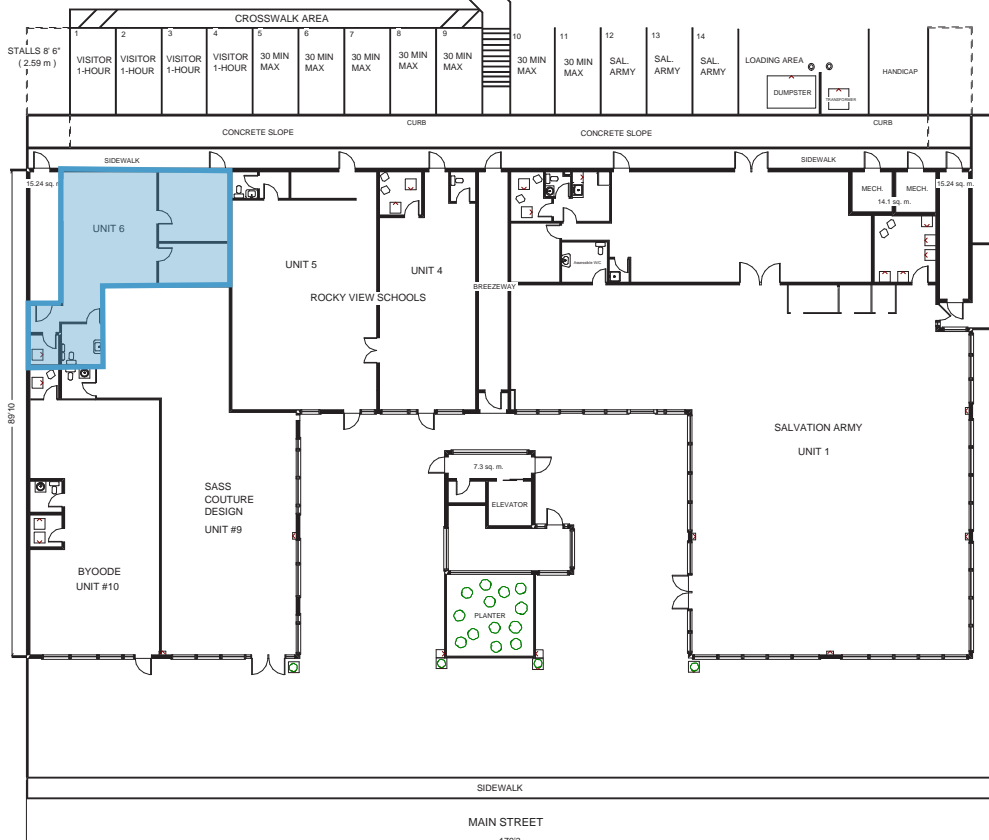
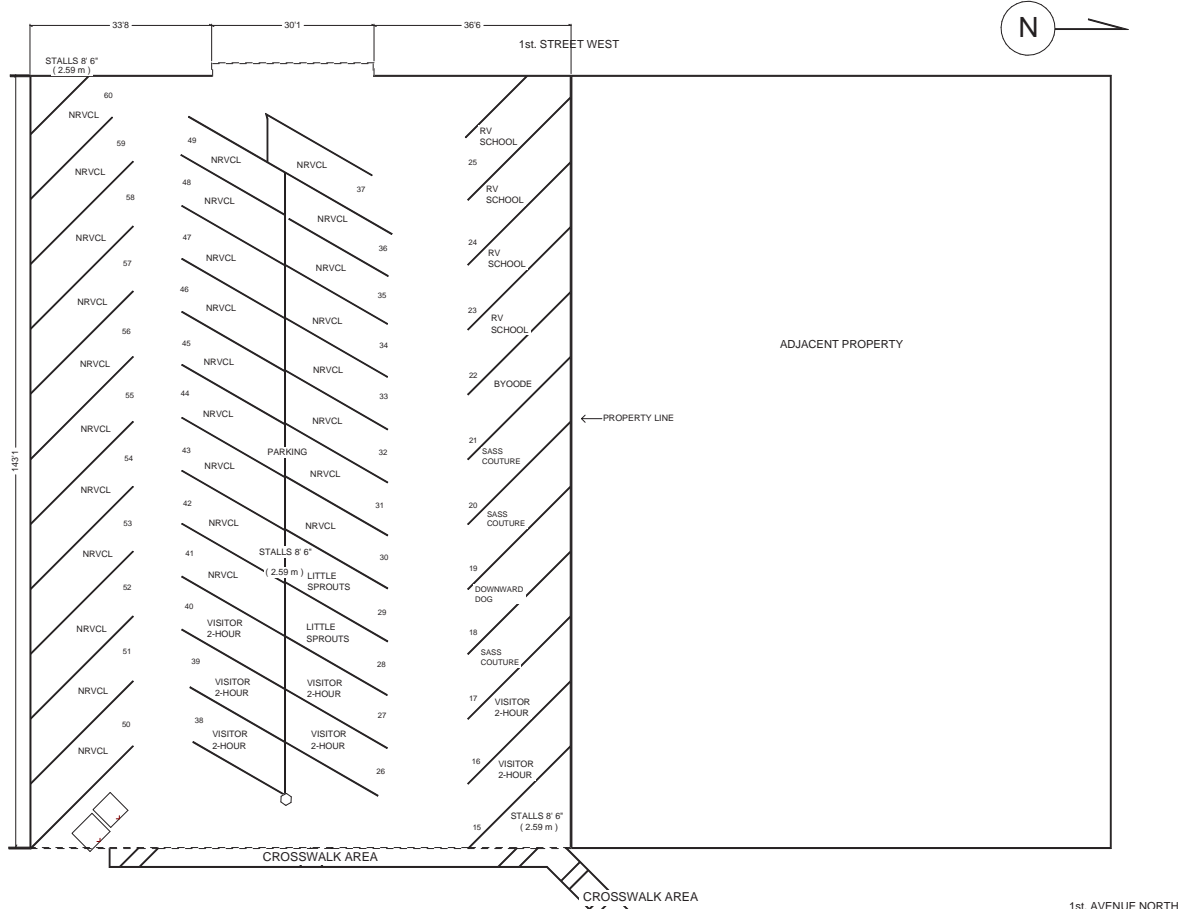
Unit Size:	900 Sq. Ft	Lease Rate:	\$30 / Sq. Ft + 5% Increase years 3 and 5
Unit Number:	6	Term:	3-5 Years
Zoning:	M3	Availability:	July 1, 2025
Ceiling Height:	8'	Operating Costs:	\$13.74 per Sq. Ft
Parking:	2 Reserved Stalls	Power:	40 AMP

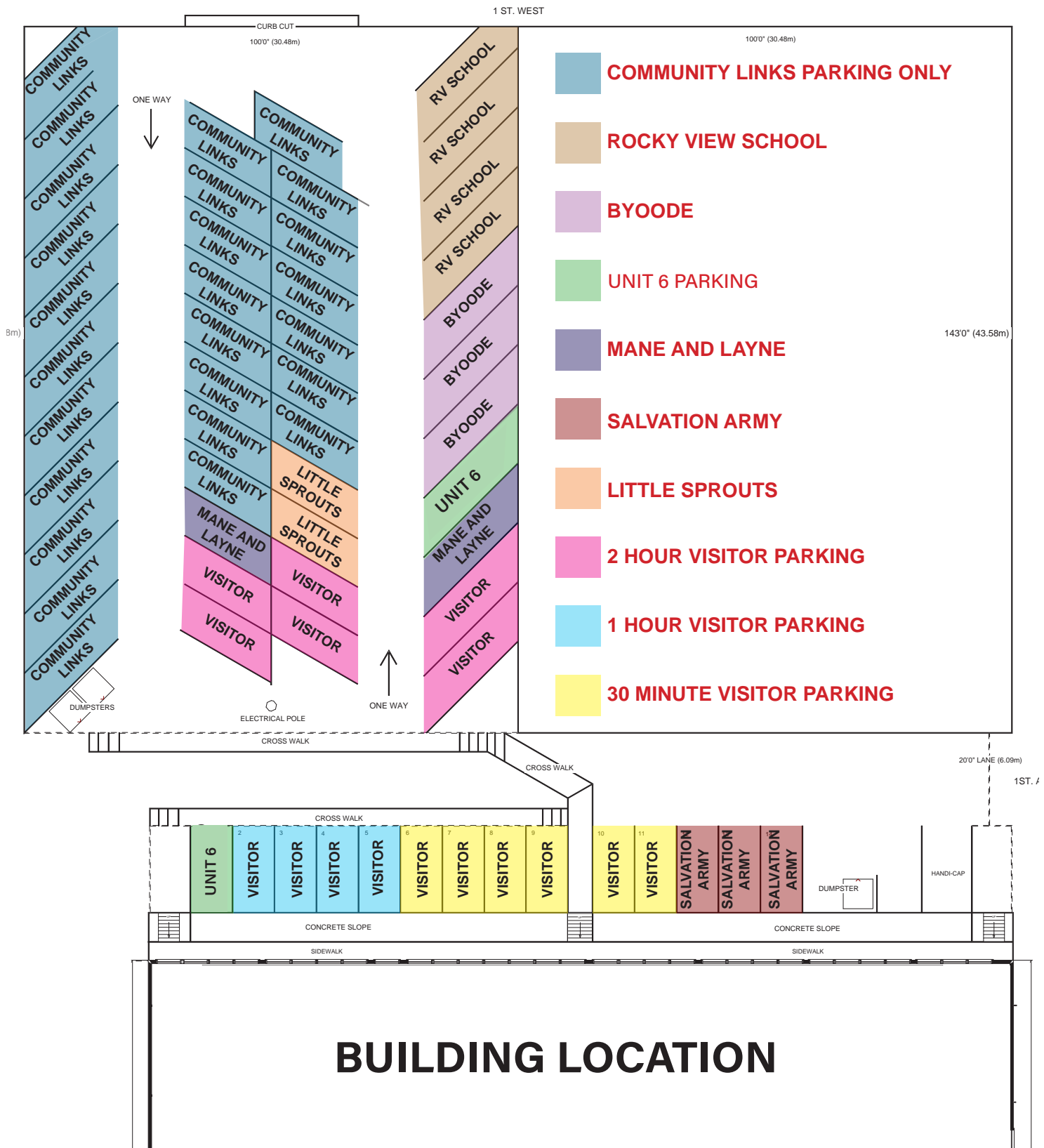
The Opportunity: Discover an exceptional leasing opportunity at 125 Main Street, Airdrie. Unit 6 offers prime commercial space, perfect for businesses seeking high visibility in a thriving area. With 12,000 vehicles in daily traffic volume on Main St., this unit presents an ideal location for retail 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.



125 MAIN STREET N

SITE PLAN







FOR MORE INFORMATION, CONTACT:

JIM EDWARDSON
Manchester Properties Inc.

403 540 0238
jim@mpirealty.ca

BENNETT EDWARDSON
Manchester Properties Inc.

403 973 0238
bennett@mpirealty.ca

MANCHESTER
PROPERTIES INC

Manchester Properties Inc.
242 62 Avenue SE Calgary, AB T2H 2E6
403 212 5375 | manchesterproperties.ca

This information has been obtained from a reliable source and is believed to be accurate but is not warranted to be so. This property may be withdrawn from the market at any time without notice. Manchester Properties Inc. represents the interest of the Seller/Landlord of this property. Recipients of this information are advised to conduct their own due diligence to determine the accuracy of the information provided. The information provided is subject to change without notice.