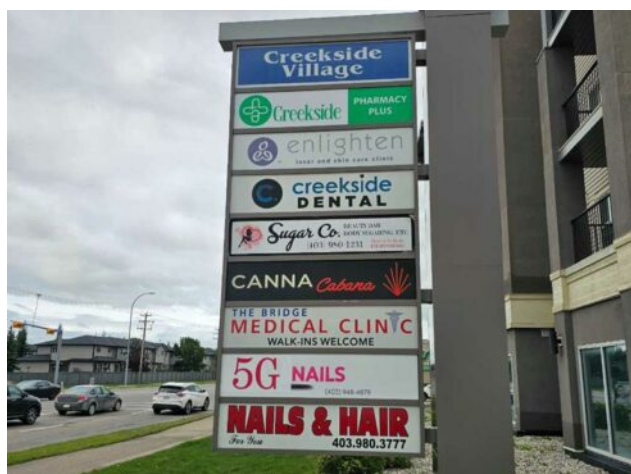


1113, 403 Mackenzie Way SW
Airdrie, Alberta

MLS # A2241831



\$1,100,000

Division:	Downtown
Type:	Retail
Bus. Type:	Medical
Sale/Lease:	For Sale
Bldg. Name:	Creekside Village
Bus. Name:	-
Size:	2,277 sq.ft.
Zoning:	Downtown Core Mixed Use D

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Mixed	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	as per the lease		

6% Cap & Turnkey Medical Retail Investment in Airdrie's Creekside Village & \$1.1M. Looking for a passive, income-generating asset with strong tenants and a solid return? Located in Creekside Village, SW Airdrie, this fully leased medical retail condo offers a 6% cap rate and immediate cash flow from two long-term tenants: A pharmacy & A psychology practice. Surrounded by 800+ residential units within walking distance. Shadow-anchored by Sobeys & high foot traffic. Ample surface parking for patients and staff. Easy access to major roads & perfect for medical + logistics synergy. Neighboring tenants include Anytime Fitness, MDJ Law, and Mountain Health Team. Offered at \$1,100,000 & Ideal for investors seeking a dependable, low-maintenance property. Solid location. Strong tenants. Steady income. 6% Cap & What more could you want?