

**314, 3104 Main Street  
Airdrie, Alberta**

**MLS # A2271807**



**\$3,339,700**

**Division:** South Point

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,138 sq.ft.

**Zoning:** C3

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

5,138 ± sq/ft single-tenant DAY-CARE development opportunity coming to Airdrie, Alberta—located within Main Street Market, one of the city’s most high-profile new retail projects! This is a rare chance to secure unmatched Main Street visibility, accessibility, and curb appeal in a purpose-built day-care premises as part of Airdrie’s hottest Summer 2026 opening. Fronting one of the busiest corridors in Airdrie, Main Street Market is positioned in a major growth zone, offering exceptional exposure, seamless access, and consistent residential traffic from the rapidly expanding surrounding communities. This flagship location delivers everything a top-tier day-care operator needs—high visibility, strong demographics, and long-term demand.