



**#1 OFFICE  
WORLDWIDE  
21 YEARS**

**MLS®-C4276250 - 315 1 AV NW - \$598,800**



**Province**  
Alberta

**Price**  
\$598,800

AIRDRIE DOWNTOWN COMMERCIAL LOT FOR SALE! Good holding investment to build a building that fits your needs. The plot plan shows that a 4500 sq. ft. building can be built on the main level as well as 4500 sq. ft. above and there is room for 16 outside surface stalls. It was previously approved by the City for 4 retail bays on the main and 4 apartment condos above. Owner is an 80 year old developer/builder who has decided to retire and sell the lot. Across the street is Cedar Wood Station, which is an assisted living facility, and behind is Fletcher Village, which is a 55+ condo complex. Prime location to open a medical



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clinic or separate businesses. Now is the best time to buy this great opportunity.



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