


**104 1 Ave NE,  
Airdrie**



**ARSHDEEP RANDHAWA**  
REALTOR®  
Commercial Real Estate Group

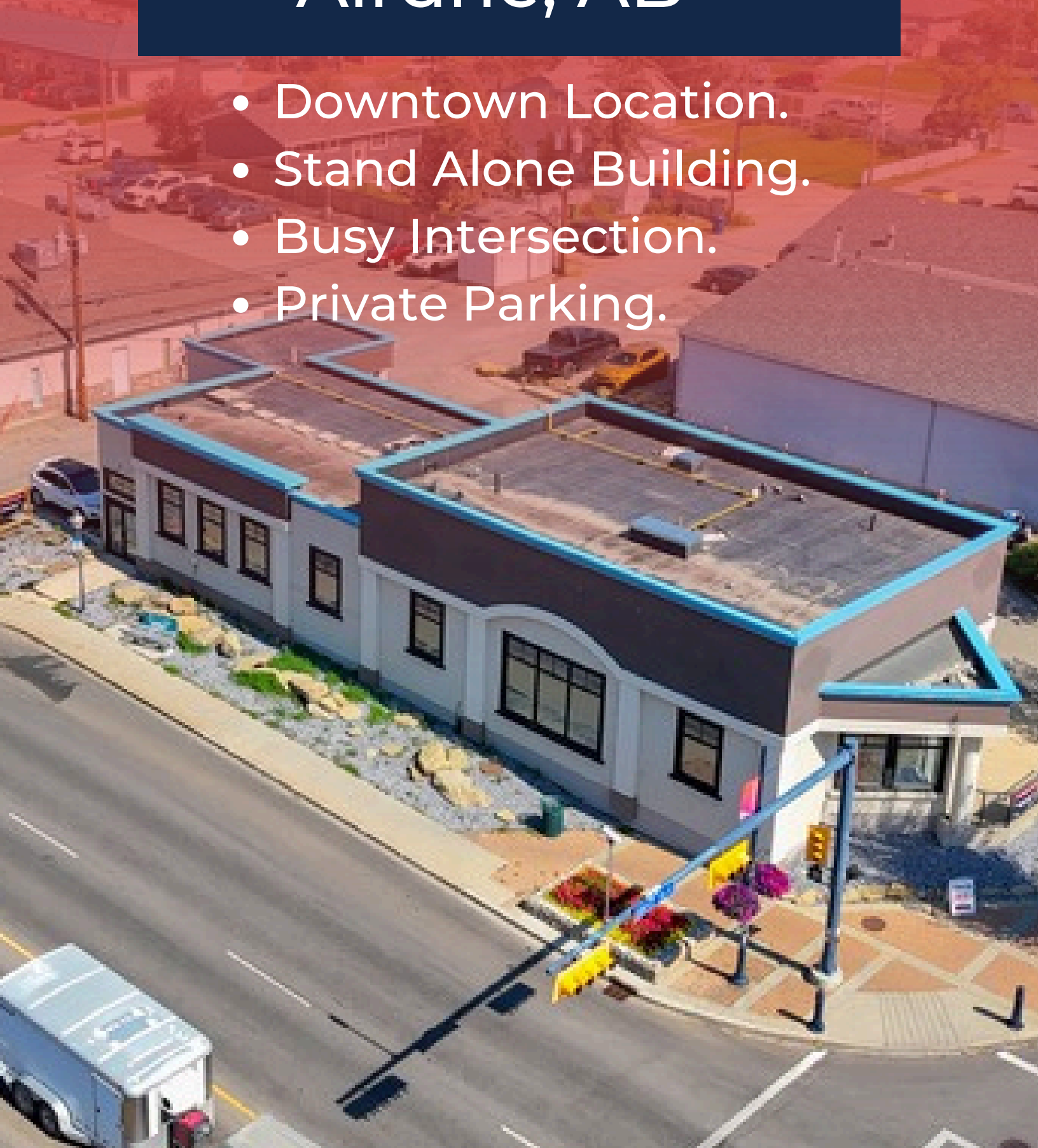


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# Airdrie, AB

- Downtown Location.
- Stand Alone Building.
- Busy Intersection.
- Private Parking.



**Zoning Code : M3 (Downtown Core Mixed Use District)**

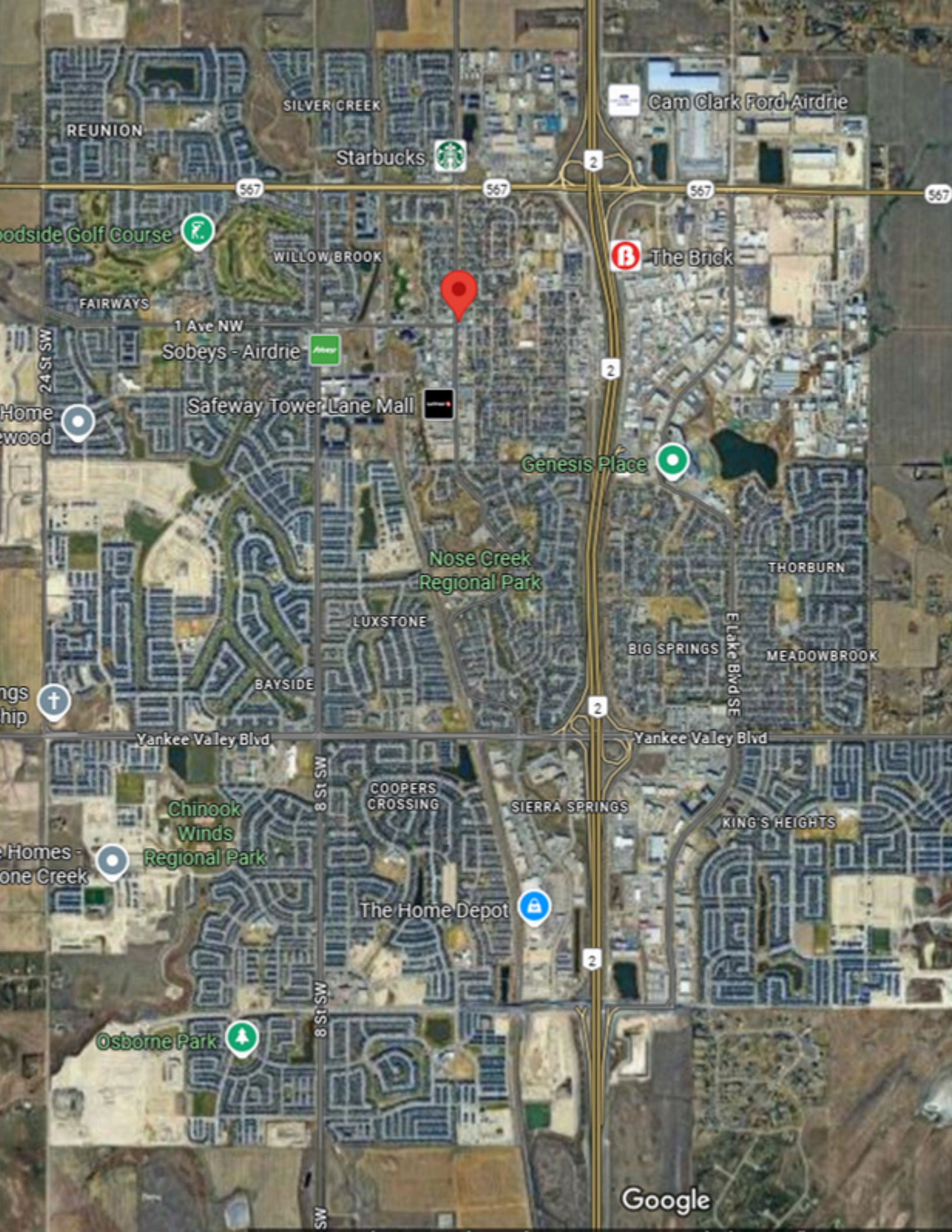
**Gross Area : 3663 SQ FT**

**Basement Area : 3400 SQ FT**

**Lot Size : 13,778 SQ FT**







SILVER CREEK

REUNION

Starbucks

Cam Clark Ford Airdrie

567

567

567

567

odside Golf Course

WILLOW BROOK

The Brick

FAIRWAYS

1 Ave NW

Sobeys - Airdrie

Safeway Tower Lane Mall

Home  
wood

Genesis Place

Nose Creek  
Regional Park

LUXSTONE

THORBURN

BIG SPRINGS

MEADOWBROOK

ngs  
hip

Yankee Valley Blvd

Yankee Valley Blvd

Homes -  
one Creek

Chinook  
Winds  
Regional Park

COOPERS  
CROSSING

SIERRA SPRINGS

KING'S HEIGHTS

The Home Depot

Osborne Park

Google



# Local Market Analysis

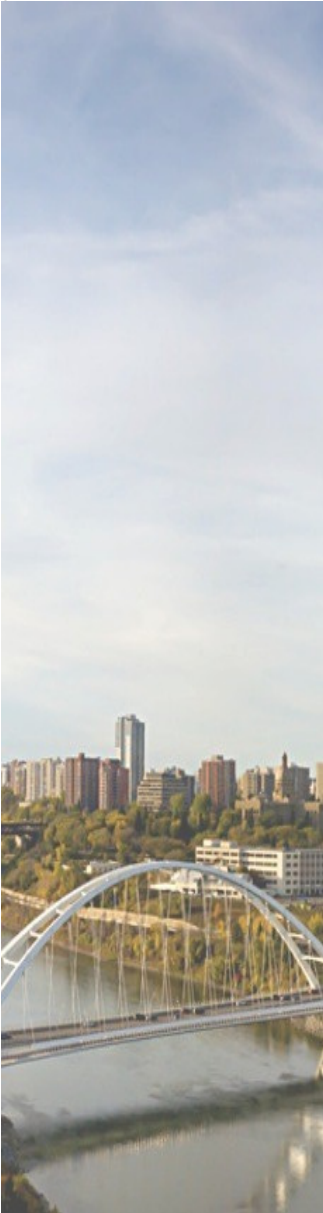
## Airdrie

The City of Airdrie is located approximately 10 kilometers north of the City of Calgary on Highway 2. Highway 2 is a major north/south highway connecting major cities and towns across Alberta. Airdrie encompasses a land area of 84.57 square kilometers. It is +120 kilometers (75 miles) east of the Continental Divide and 270 kilometers north of the American border. It is located just north of Calgary within the Calgary-Edmonton corridor. The City of Airdrie is part of Calgary's Census Metropolitan Area and a member community of the Calgary Regional Partnership (CRP).



### Key Attributes

- No business tax.
- Excellent transportation connections to the Calgary International Airport and Queen Elizabeth II Highway.
- Strong business growth—about 35 new business licenses issued each month.
- Access to a trading area of more than 70,000 people, not including the Calgary marketplace.











Airdrie was named after the town of Airdrie, Scotland. The true origin and the meaning of the word "Airdrie" is a source of great debate among the Scots. Some suggest the name comes from a Gaelic term ~~Ard Ruith~~ meaning a level height, high slope or high pasture land. Others say it comes from Aeddham, King of Kintyre, and Rydderych the Bountiful, King of Strathclyde. Still others say it comes from Aird Righ, Gaelic for High King. Despite the debate, it is certain the name is ancient and is one of countless examples of Scottish place names found in southern Alberta.

The person responsible for naming Airdrie, Alberta, and the date it was named is also up for discussion. Naming dates range from 1889 to 1893. Some say that Sir William Mackenzie named Airdrie, Alberta in honour of his Scottish roots, while others suggest one of the many Scottish railway workers named the stopping point.



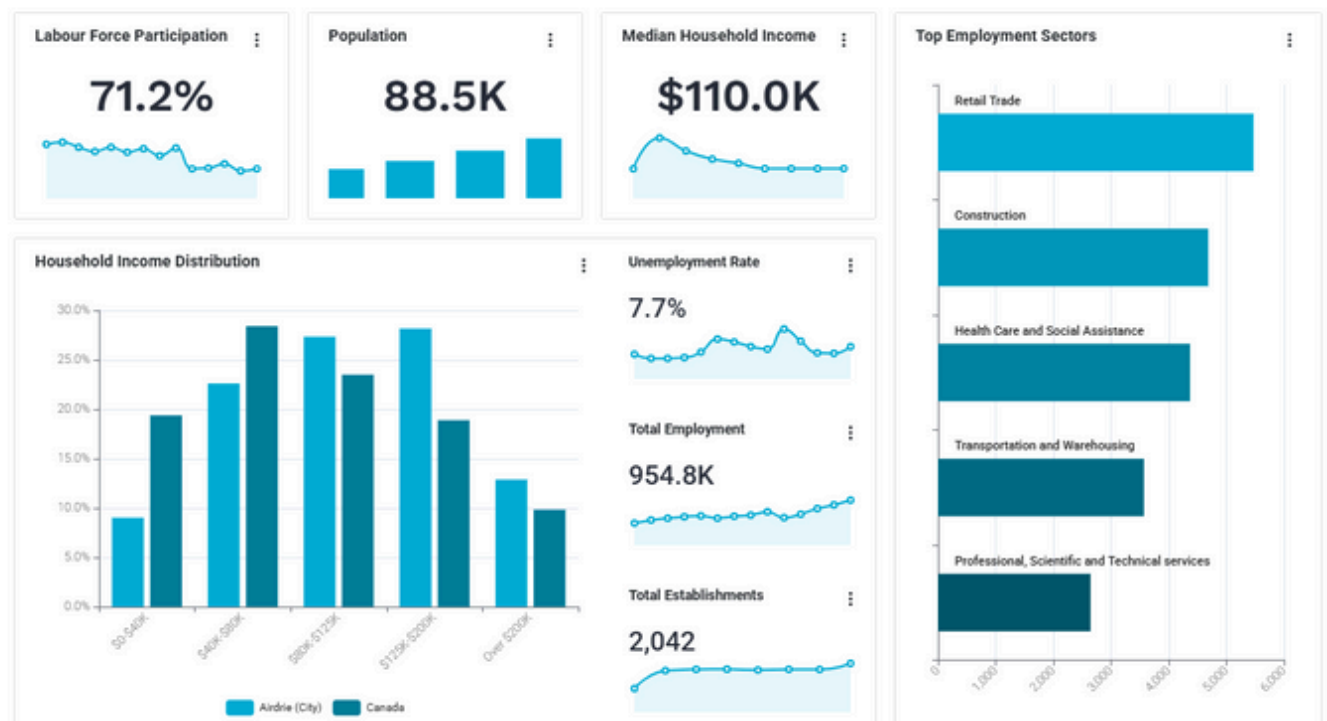
INDICATOR	2024	2023	2022	2021	2020
Population	85,805 A	80,649 A	77,687 E	74,817 E	71,820 E
Population growth	6.39%	5.42%	2.00%	4.17%	1.78%
Housing permits	1,389	1,299	1,077	1,118	486
Total residential sales	2,865	3,494	2,941	2,475	1,922
Average sale price	\$558,829	\$494,141	\$462,561	\$414,259	\$384,412
Residential building construction value	\$431,767,711.40	\$326,340,763	\$283,815,395	\$254,822,198	\$122,420,919
Commercial/industrial permits	297	282	238	262	208
Commercial/industrial construction value	\$57,002,762.41	\$90,387,171	\$36,535,162	\$165,713,035	\$16,175,150
Non-residential tax rate	0.01245627	0.01303124	0.01375788	0.01376905	0.01357404
Total business licenses	4,797	4,676	4,512	4,754	4,197





# Workforce advantage indicator statistics

## Overall economic indicators



















Top 100

COMMERCIAL

# Five Rivers

REAL ESTATE TEAM



*Arshdeep Randhawa*



*Autumn in Alberta*





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**Five Rivers**  
REAL ESTATE TEAM

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IREALTY INNOVATIONS

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