



CREEKSIDE CROSSING

124 8 Street SW, Airdrie, Alberta

Unit 1109 - 1,793 SF (Patio Opportunity)

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TAURUSGROUP.COM


TAURUS
PROPERTY GROUP

ABOUT

BUILDING HIGHLIGHTS

Creekside Crossing, an established outdoor shopping centre, located on two major connector roads in the heart of west Airdrie.

- Located on the prominent corner of 8th Street and 1st Avenue
- Anchored by Sobeys grocery
- Abundant, free parking for tenants and customers
- Digital pylon signage available on 8th Street
- Targeted Uses: coffee, breakfast, quick service restaurant



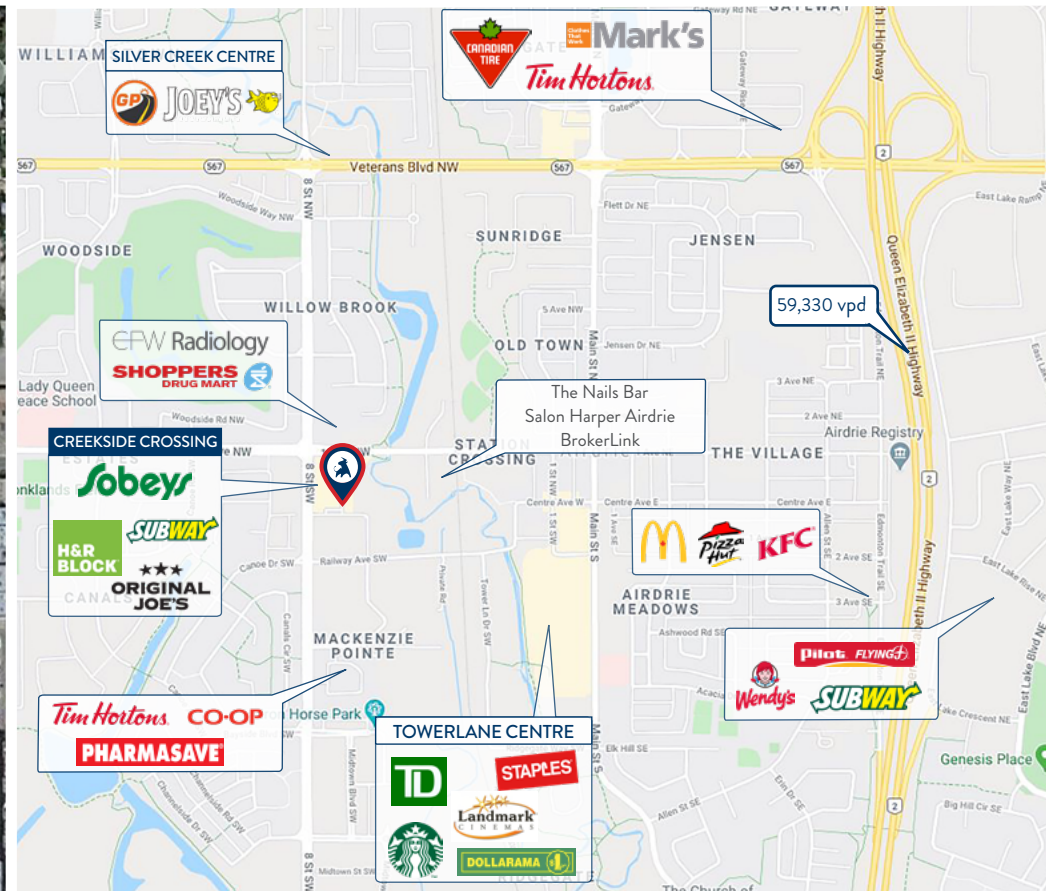
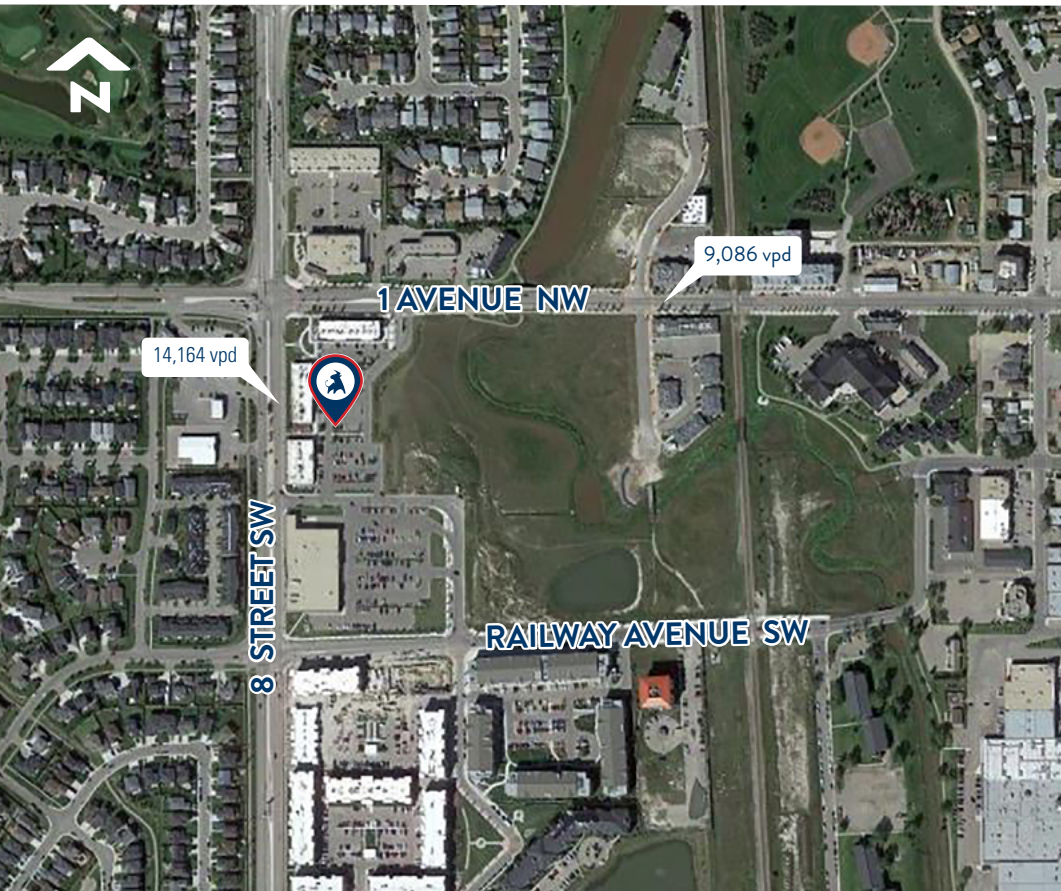
ABOUT

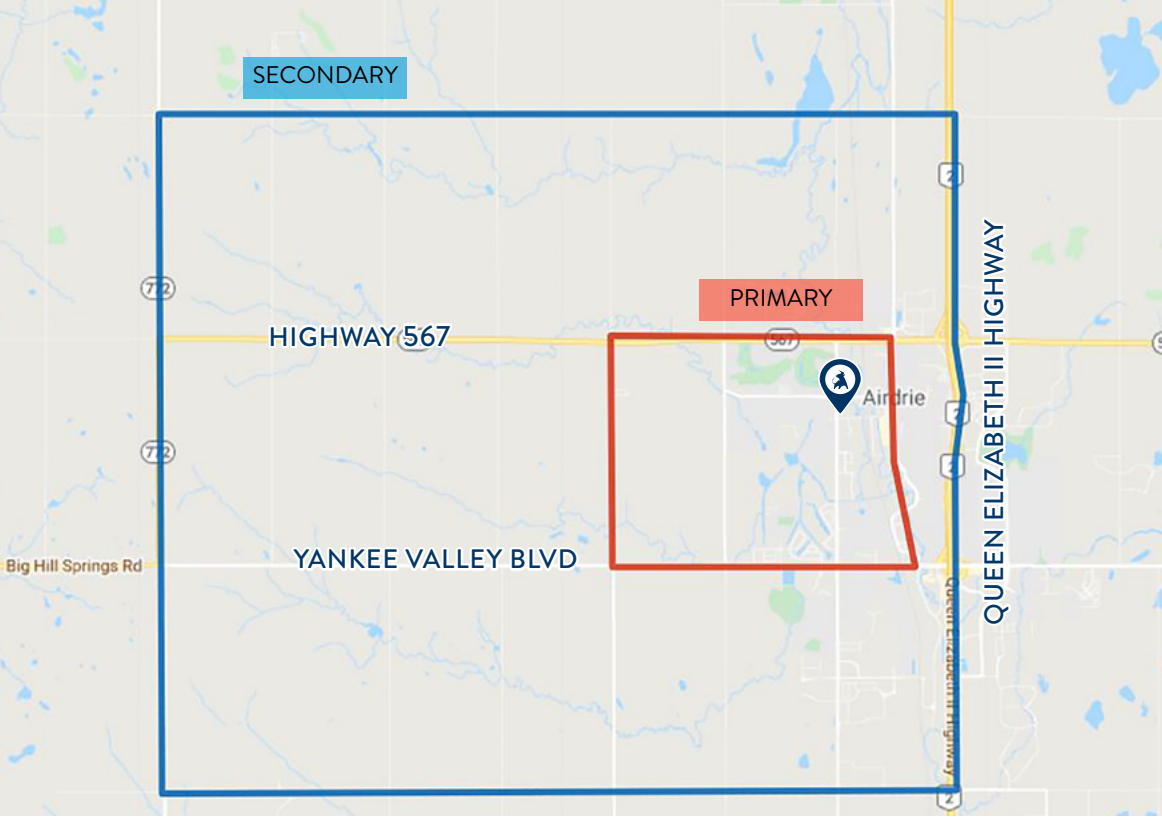
LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- > Over 23,000 vehicles pass the site daily, with convenient access to Main Street
- > Continued population growth expected in trade area, further increasing retail demand

- > 16 schools within a 5 min drivetime ranging from K-12
- > Central to surrounding communities including Willow Brook, Woodside and Airdrie Meadows, with a total population of 10,362 residents





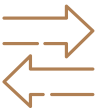
COMMUNITY

DEMOGRAPHIC DATA



POPULATION

Primary:	26,533
Secondary:	57,302
Airdrie:	74,100



DAYTIME POPULATION

Primary:	14,644
Secondary:	36,316



AVERAGE AGE

Primary:	35.6
Secondary:	34.5
Airdrie:	34.8



HOUSEHOLD INCOME

Primary:	\$116,885
Secondary:	\$121,568
Airdrie:	\$122,700



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BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Site: 71,152 sq ft
Retail Size: 31,971 sq ft

LANDLORD

GWL Realty Advisors

ZONING

M3

PARKING

351 surface stalls

MUNICIPAL ADDRESS

124 8 Street SW, Airdrie AB

YEAR BUILT

2010

LEGAL DESCRIPTION

Plan: 10150
Block: 1
Lot: 5



ADDITIONAL RENT 2026 ESTIMATES

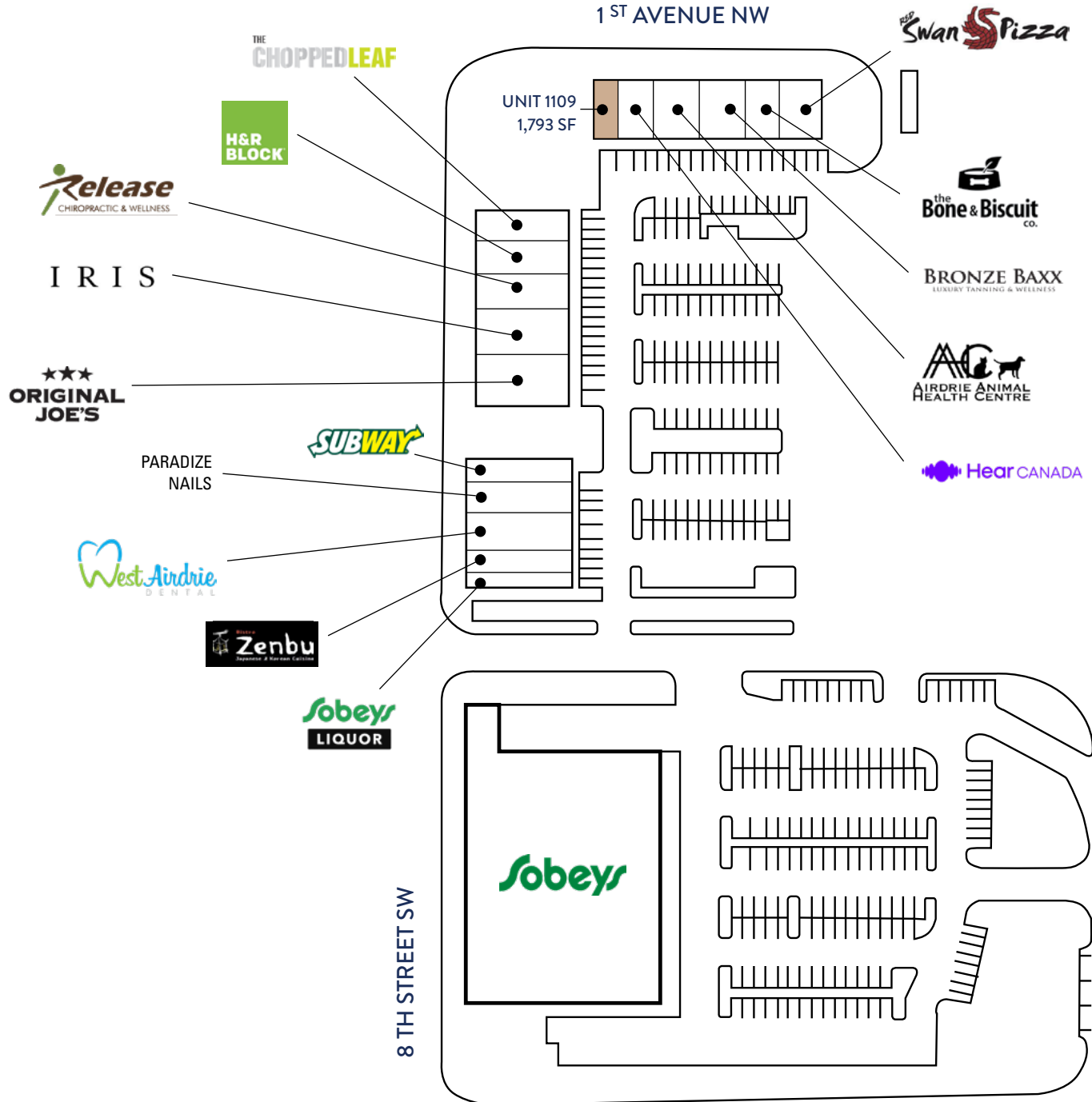
Operating Costs	\$11.55 PSF
Property Tax	\$ 5.61 PSF
Total	\$ 17.16 PSF

Premises Utilities Separately Metered
Management Fee Included

TENANTS

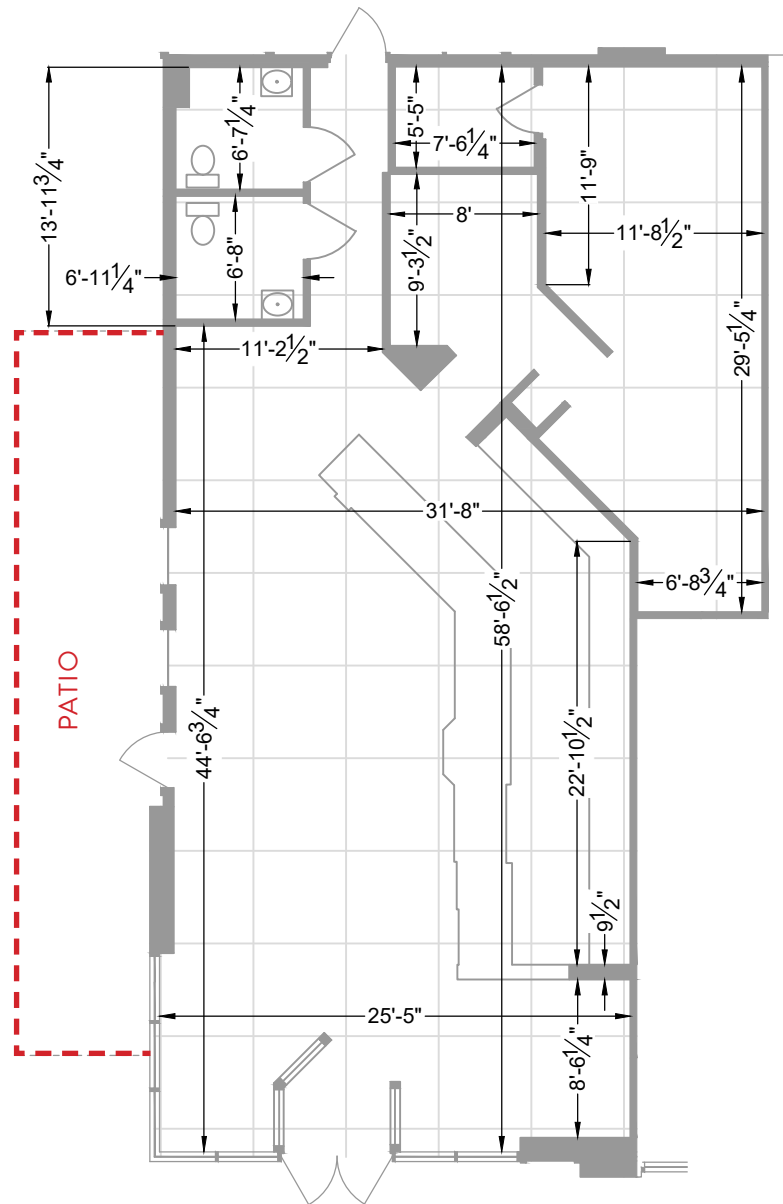


SITE PLAN



UNIT PLAN

UNIT #1109



UNIT

1109

RETAIL AREA

1,793 Square Feet

CEILING HEIGHT

20' Open Ceiling

POWER

120/208V, 400A

HVAC

10 Ton Unit

WATER

1" Line

GAS

1" Line

SEWER

4" Line

LOADING

Back Man Door Available

GARBAGE

Shared; Located in Parking Area

SIGNAGE

Electronic Pylon Sign

UNIT 1109



CONNECT WITH US
CONTACT

GENERAL



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Leasing: (403) 206-2130



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ABOUT THIS LISTING

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ADVISOR AND ADVOCATE FOR OWNERS AND
DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

