

**3190 - 28 KINGSVIEW ROAD SE,
AIRDRIE**

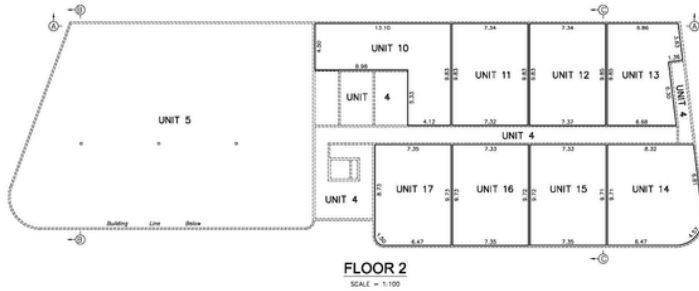
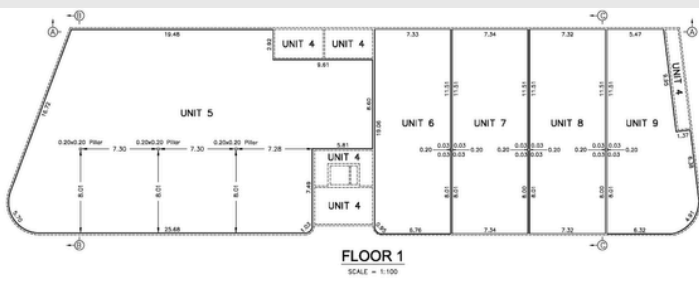
6,235 SQFT SHELL CONDOMINIUM UNIT



6,235 SQFT

MICHELLE KREBS | TIM CROUGH





HIGHLIGHTS:

- Flexible Zoning allows for Retail and Industrial
- Ample Parking
- Visible from QE2
- Easy Access from Yankee Valley Blvd.
- City Approval to Add Second Level
- Located Near a Strong Mix of Commercial Amenities
- 24' Ceiling Height

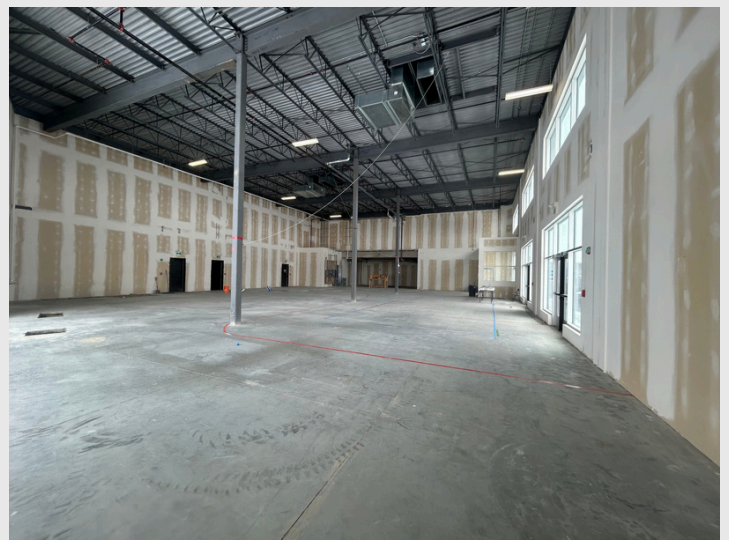




Rare opportunity to purchase a 6,235 sq. ft. shell condominium unit in a prime Airdrie location with excellent visibility from the QE2 and convenient access from Yankee Valley Blvd. This versatile commercial space offers ample parking, 24-foot ceiling height, and outstanding potential for a variety of permitted uses.

A major feature of the property is the existing City approval for a second floor, allowing for expansion to approximately 10,000 sq. ft. The current owner also has approval in place for restaurant use, creating an excellent opportunity for hospitality, retail, office, or other commercial ventures. The generous ceiling height allows the option to add additional floor area or maintain an open-concept layout with the potential for impressive floor-to-ceiling glass.

Zoned IB-1 Mixed Business/Employment District, this unit offers flexibility for a range of commercial and employment uses. A strong opportunity for owner-users, investors, or developers seeking exposure, accessibility, and future upside in one of Airdrie's key commercial corridors.





Zoning - 1B - 1

Electrical - 400A, 208/120V, 3 Phase, 4 wire (TBV).

Parking - ratio of 4.1 parking stalls per 1,000sf.

Ceiling Height - 24'

Available - Immediately

Area - 6235 sf

Taxes - \$29,215.75

Year Built - 2019

Legal Description - Plan 1911757 Unit 5



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