



PRICE REDUCED | JUDICIAL SALE
6,235 SF Shell Condominium Unit

3190

**28 KINGSVIEW
ROAD SE**

AIRDRIE, AB

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3190, 28 KINGSVIEW ROAD SE

Airdrie, AB

Sale Particulars

| | |
|--------------------|---|
| District: | Airdrie |
| Legal Description: | Condo Plan 1911757, Unit 5 |
| Zoning: | IB-1 Mixed Business District |
| Available Area: | ±6,235 sf |
| Ceiling Height: | 24' clear |
| Power: | 400A, 208/120V, 3 phase, 4 wire |
| Parking: | 4.1 stalls per 1,000 sf |
| Sprinklers: | Yes |
| Year Built: | 2019 |
| Asking Price: | \$2,600,000 NOW \$2,395,000 |
| Property Taxes: | \$38,626.89 (2024 est.) |
| Available: | Court approved closing date |

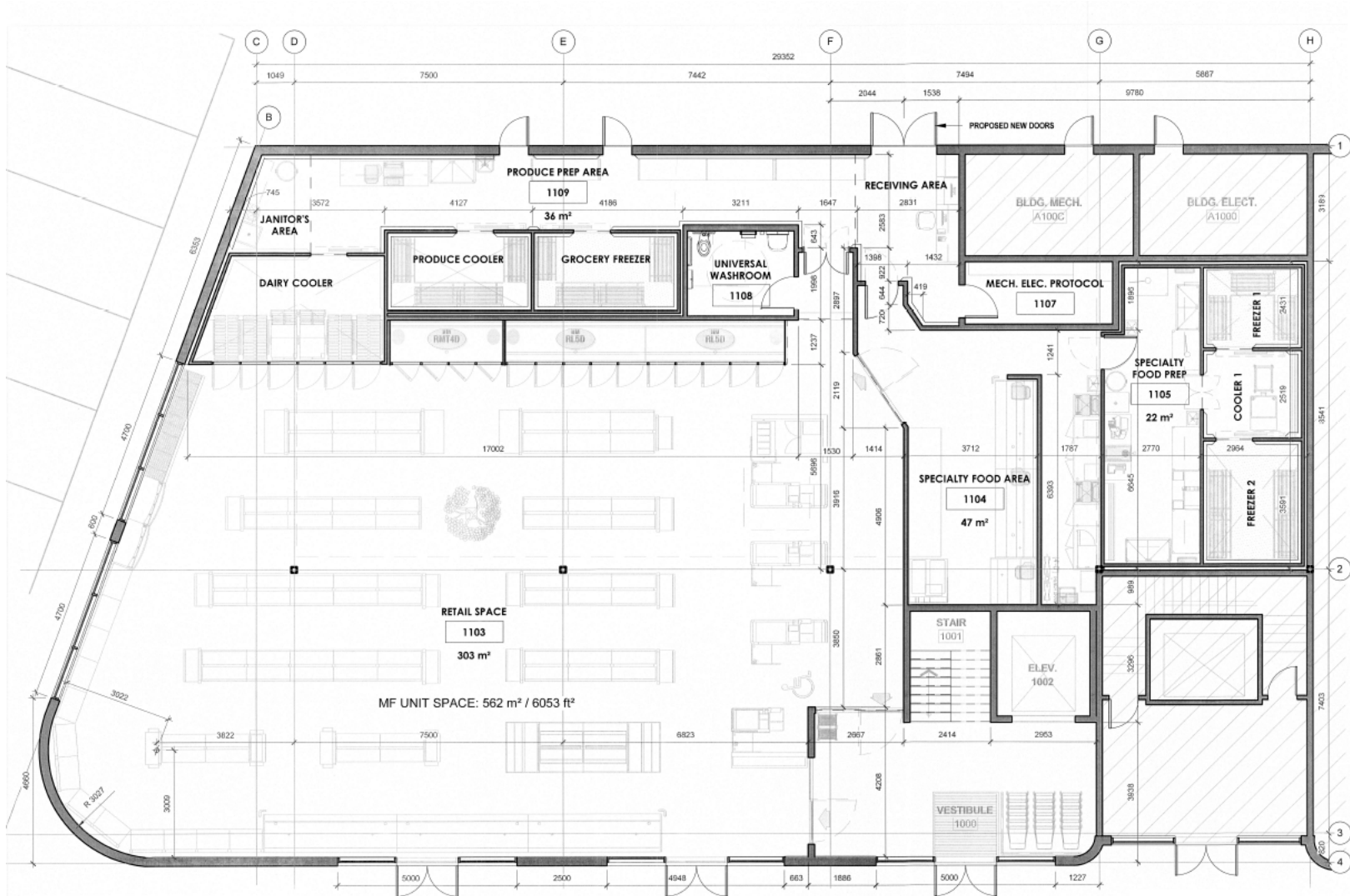
Highlights

- Judicial listing on behalf of the Court of King's Bench of Alberta
- Offers will be presented to the plaintiff's counsel as received
- Shell condominium unit
- Office/showroom can be designed and built to suit purchaser
- Ability to add second floor
- Flexible zoning allows for retail and industrial uses
- Visible from Highway QEII
- Many nearby amenities



CONCEPTUAL DRAWING (DP APPROVED)

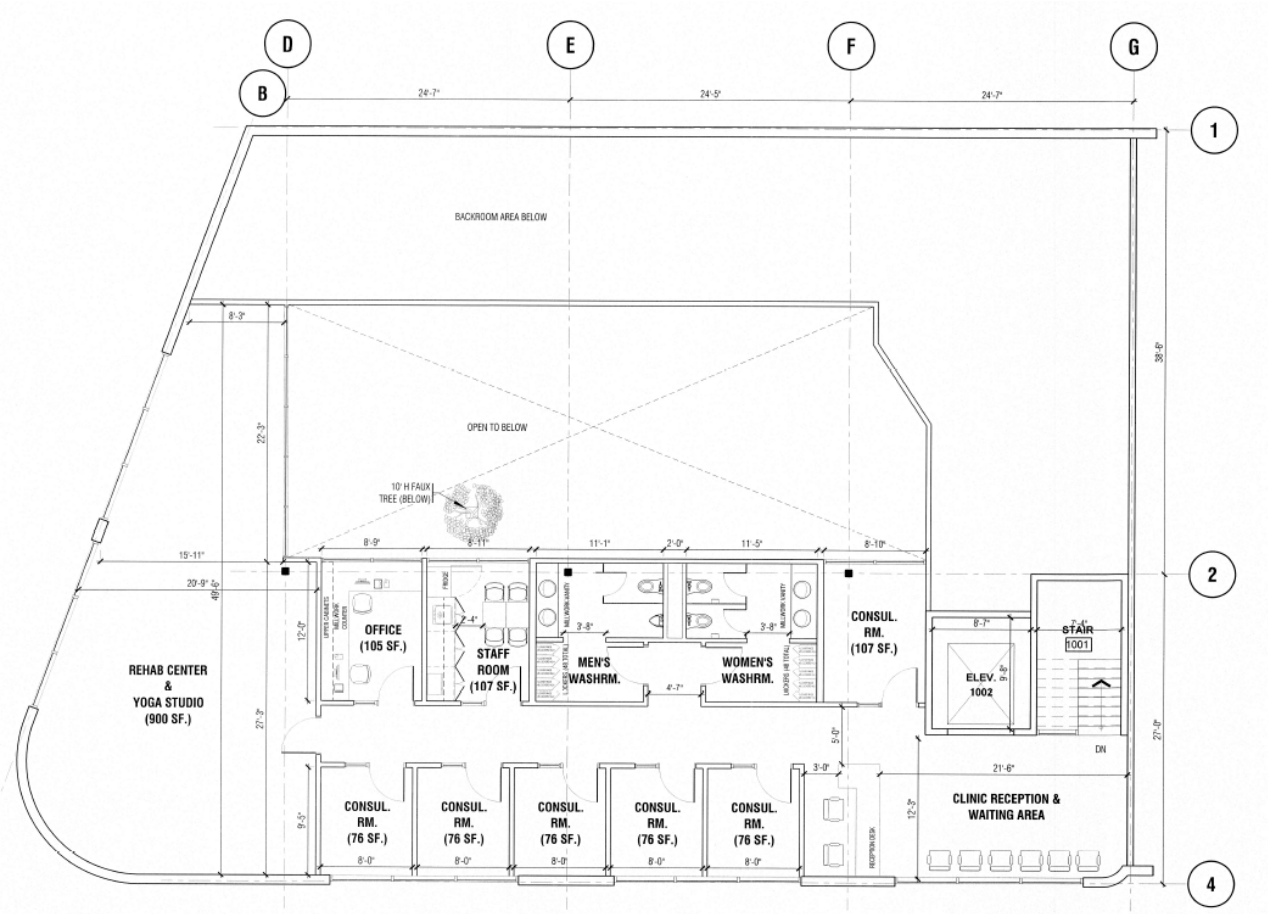
3190, 28 Kingsview Road SE, Airdrie



MAIN FLOOR

CONCEPTUAL DRAWING (DP APPROVED)

3190, 28 Kingsview Road SE, Airdrie



SECOND FLOOR

PROPERTY DEMOGRAPHICS

(within 3 km radius)



AVG HOUSEHOLD INCOME

\$124,762



DAYTIME POPULATION

46,971



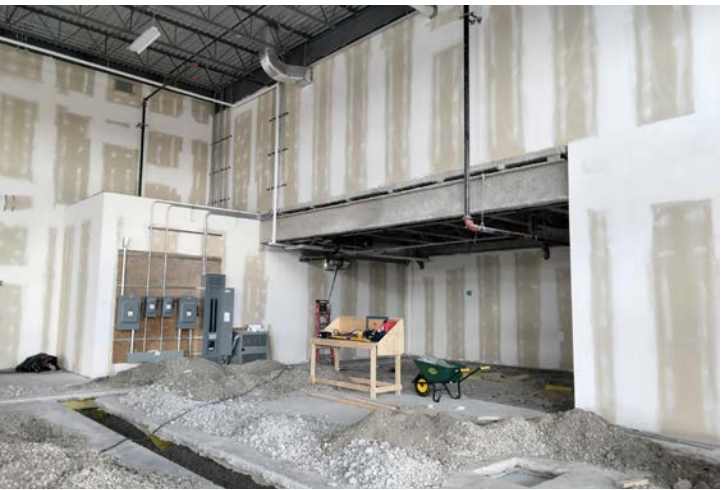
AVERAGE AGE

34



TOTAL HOUSEHOLDS

16,477





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