

FOR SALE

TOWN CENTRE BUILDING

PRIME INVESTMENT OPPORTUNITY

MANCHESTER
PROPERTIES INC.

**125 MAIN ST NW
AIRDRIE, AB**



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**All lines are approximate*

Sq. Footage: 27,443 Sq. Ft. **Sale Price:** \$10,880,000 (\$396 PSF)

Occupancy: 100% **Parking:** 60 Stalls *including private parking on west side of lane

Projected Net Rent (2025): \$622,750 (5.72% Cap Rate) + amort. recovery of \$57,800 = Total Net Revenue of \$680,600 (6.3% Cap Rate)

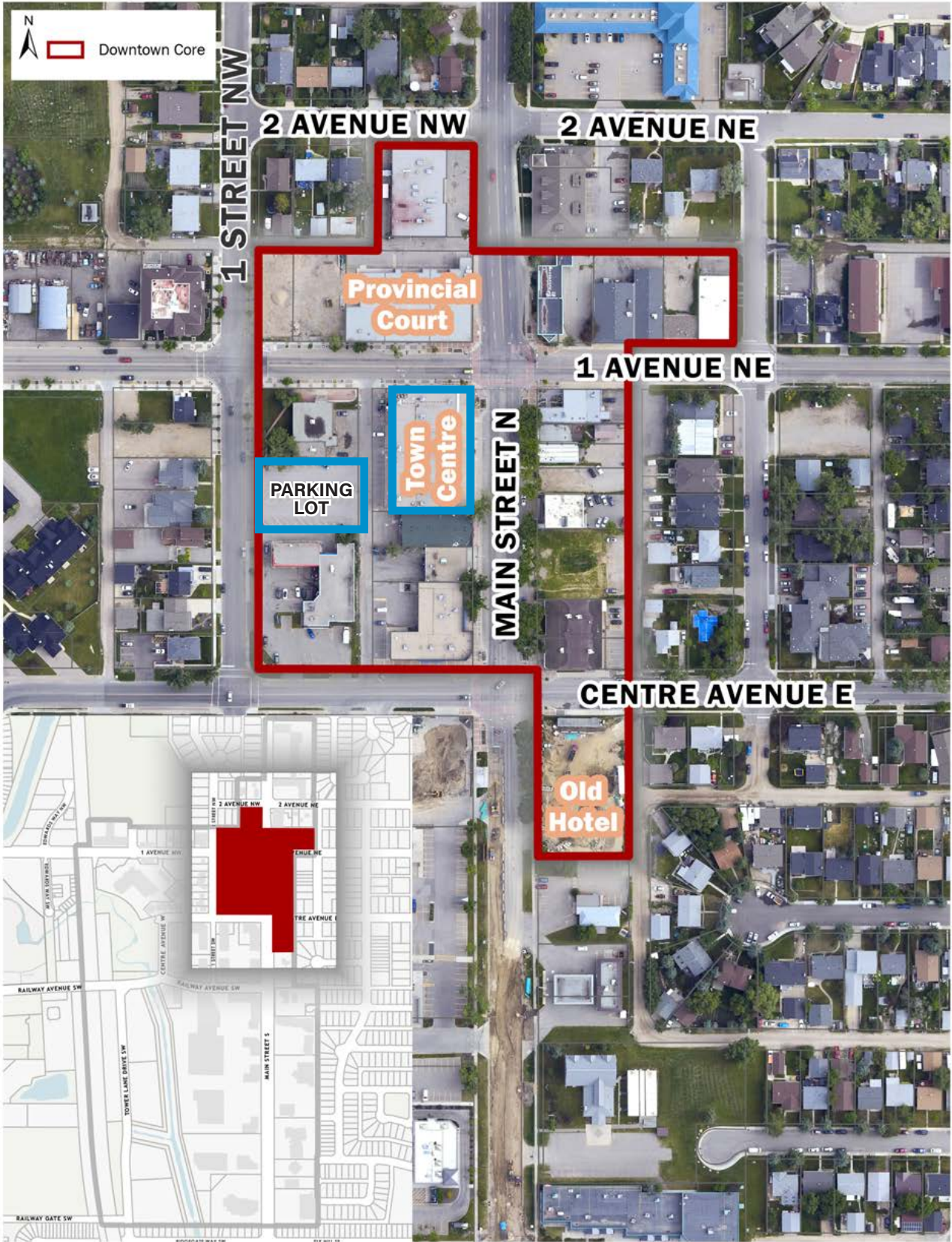
Projected Net Revenue: (10-Year Average) With scheduled lease escalations, and assuming expiring leases renew at the final year's net rent + 5% and further 5% increases after 3 years, the projected average net revenue over 10 years is ***\$737,900 per year (6.8% cap rate).**

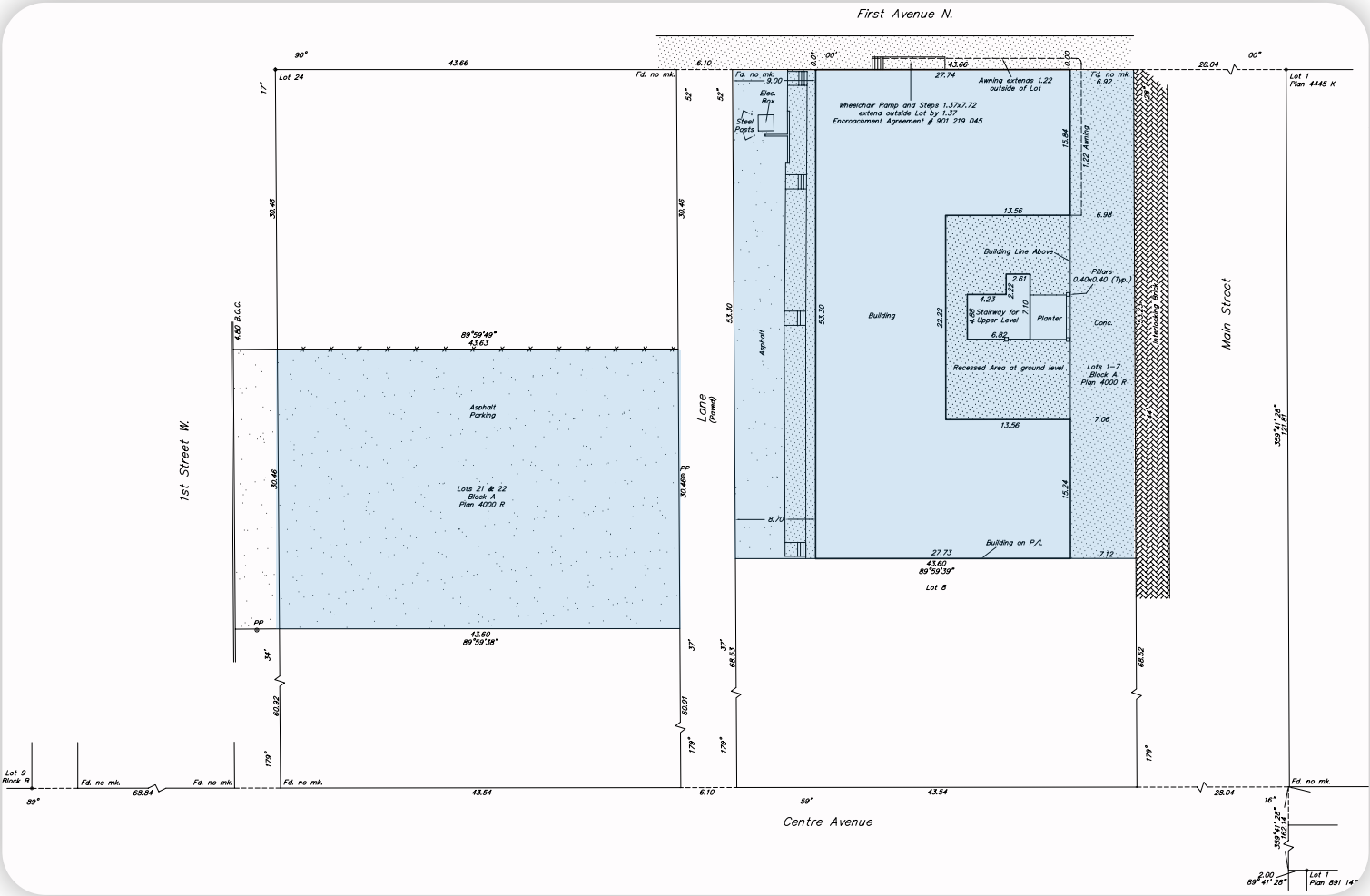
Units	Tenant	Sq. Ft.	Lease Expiration Date
203/205	Rocky View Community Links	13,798	March 31, 2033
1, 2 & 3	Salvation Army	5,947	Dec. 31, 2034
4 & 5	Rocky View School	2,129	July 31, 2026
9	Byoode Bar	1,826	September 30, 2028
219	Little Sprouts Preschool	1,677	August 31, 2028
10	Mane & Layne Salon	1,166	February 28, 2026
6	Rockey View School	900	June 30, 2025

A prime investment opportunity within the Downtown Revitalization Plan Area (<https://tinyurl.com/mr3df7v7>) making it a very desirable property to own for the short and long term.

*Amortization recovery income of \$57,800/yr to 2028, \$56,500/yr for 2029 to 2033, \$26,300/yr for 2034, \$21,400/yr 2035 to 238, \$19,100/yr 2039 to 2040, \$17,500/yr 2041 to 2043, \$15,200/yr 2044 to 2047, \$5,300 for 2048, and \$2,700 for 2049.

Downtown Core





PROPERTY OVERVIEW

LEGAL DESCRIPTION

The property consists of two sites with separate titles per the above RPR:

- **Exclusive parking lot site**, designated for the building
- **Main street-facing building site**, providing prime visibility

- Building
- **Lots 1-7, Block A, Plan 4000 R**

- Parking Lot
- **Lots 21 & 22, Block A, Plan 4000 R**

An enclosed passageway links the designated parking area to the courtyard, offering tenants and visitors a sheltered walkway that leads directly to the elevator lobby situated at the front entrance of the building, enhancing ease of access and convenience.

A **brand new** elevator was installed in 2024.

Conceptual Renderings for Downtown Revitalization



These conceptual images build on the public and stakeholder participation in the design charrettes to present the aspirational outcome of the ARP redevelopment concept.





FOR MORE INFORMATION, CONTACT:

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