



Colliers

104 MacKenzie Way SW | Airdrie, AB

Aura Retail Space for Lease

2 Main floor retail units available for lease at the base of rental apartments. Located in SW Airdrie along Railway Avenue and MacKenzie Way SW, co-tenants include Anytime Fitness, Frilly Lilly, Airdrie Christian Childcare and a variety of professional services, boutique shops and more.

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Property Overview

Address: 104 MacKenzie Way SW

Available Space: Unit 118: 940 SF (NEW!)
Unit 4111: 1,637 SF

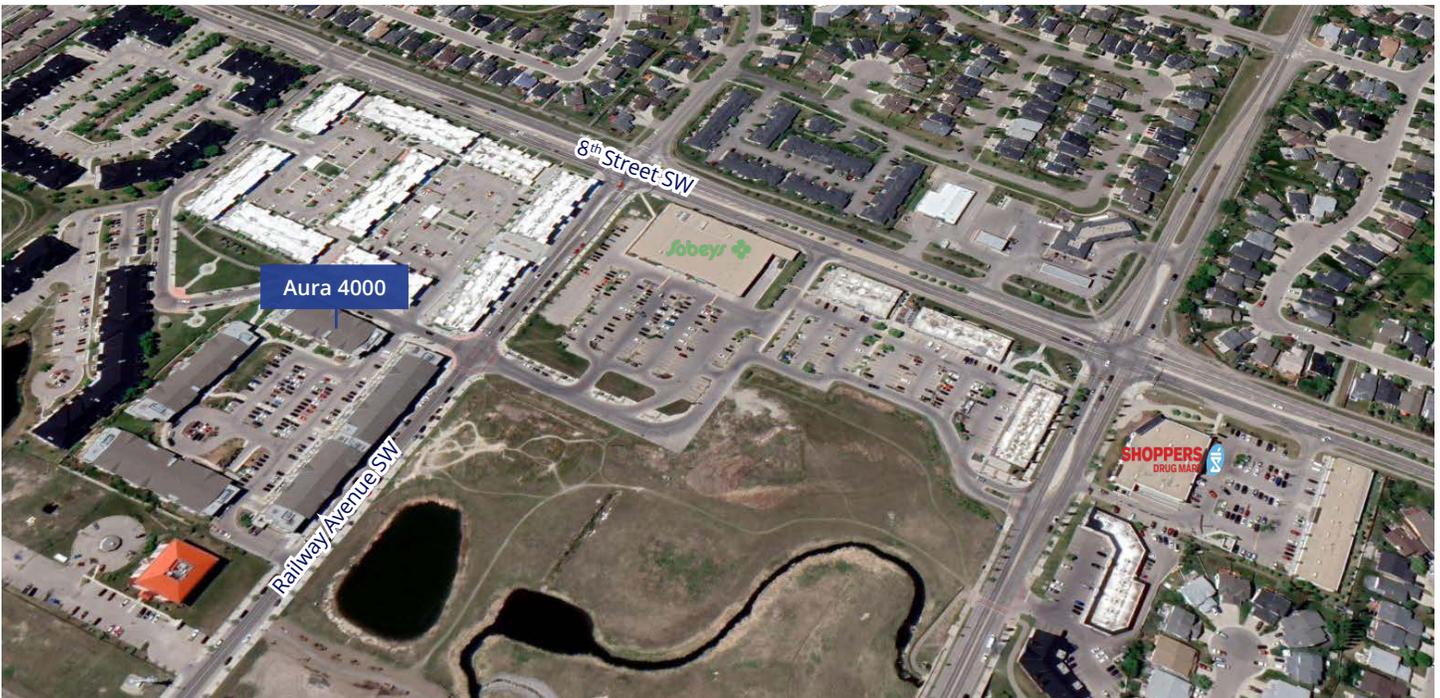
Occupancy: Immediately

Net Rent: Market

Operating Costs: Building 4000: \$10.99 PSF

Term: 5-10 years

Parking: Ample surface & street



Demographics



Current population (2023)

57,814



Projected population (2033)

63,711



Average household income (2023)

\$126,400

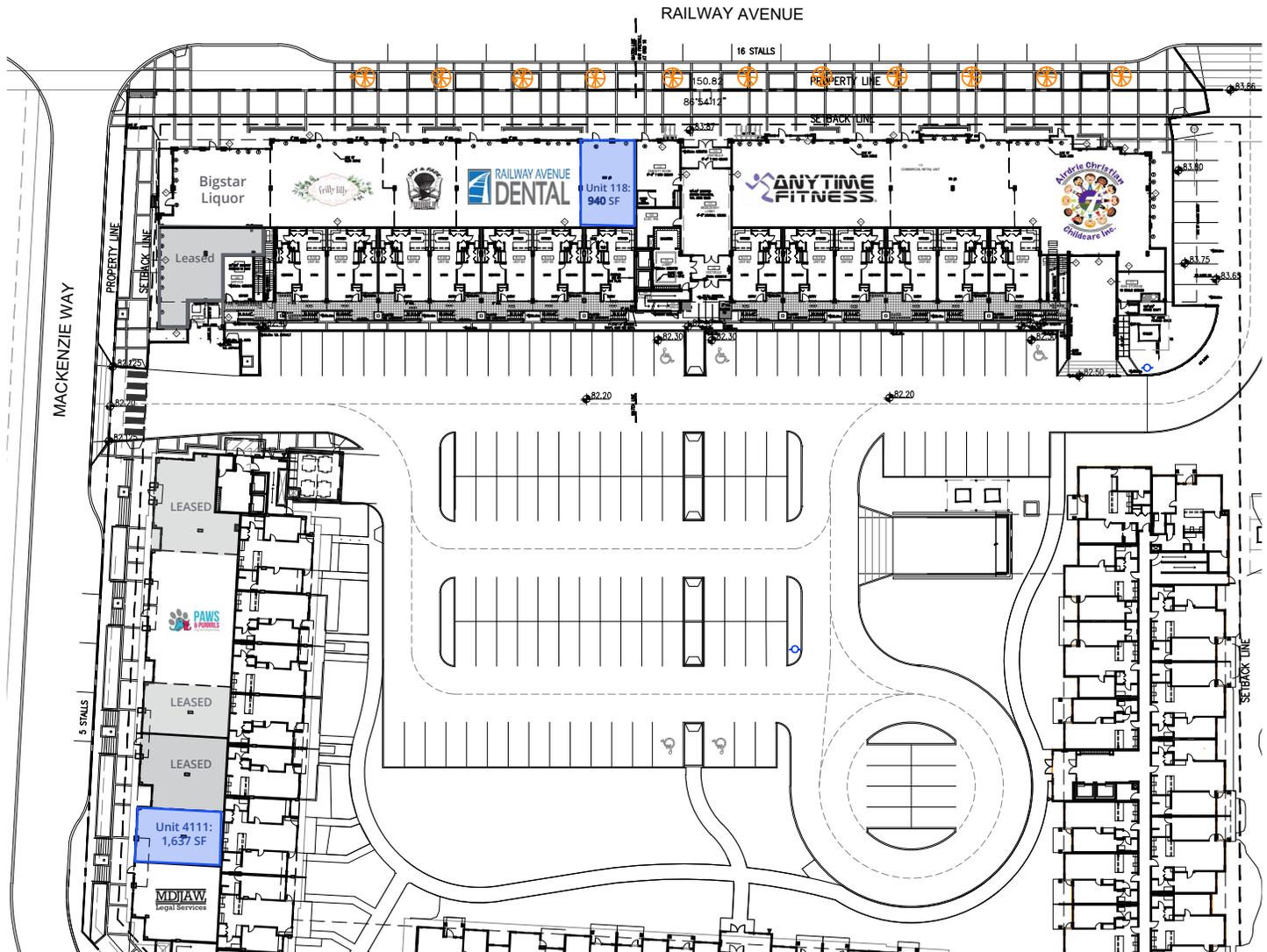


Projected household income (2033)

\$171,473

Based on a 3km radius

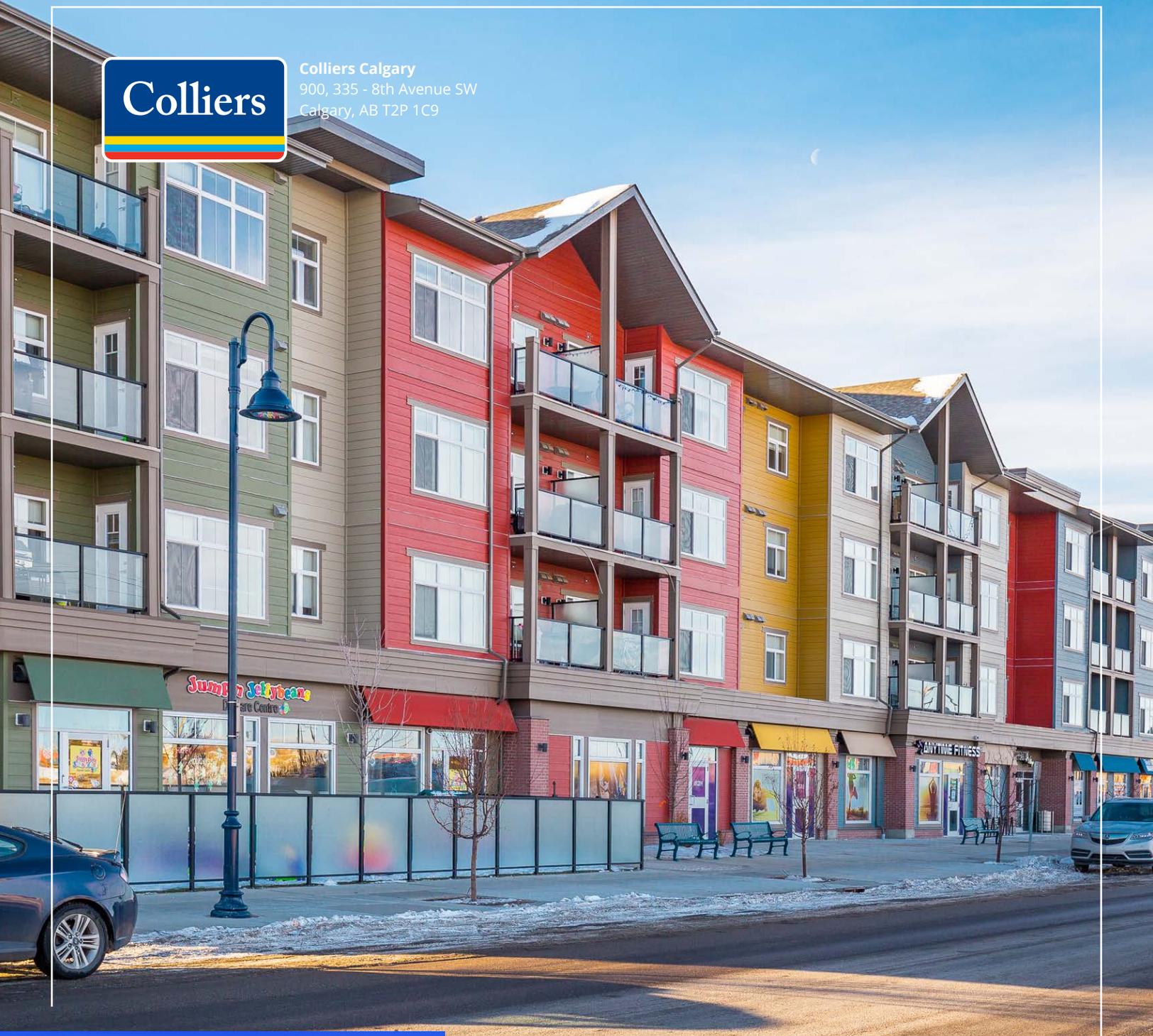
Site Plan



- 2 main floor retail units at the base of 2 multi-family buildings
- Co-tenants include a variety of professional services, boutique shops, and more, including Anytime Fitness, Frilly Lilly, Cut & Fade Barbershop, Railway Dental, and Airdrie Christian Childcare
- Shadow anchored by Sobeys and Shoppers Drug Mart
- Over 50,000 residents living within 3km of the site



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