

COMMERCIAL SPACE

WITH HIGH TRAFFIC VOLUME

MANCHESTER
PROPERTIES INC.

FOR LEASE

**125 MAIN ST N
AIRDRIE, AB T4B 0R3
UNIT 6**



JIM EDWARDSON

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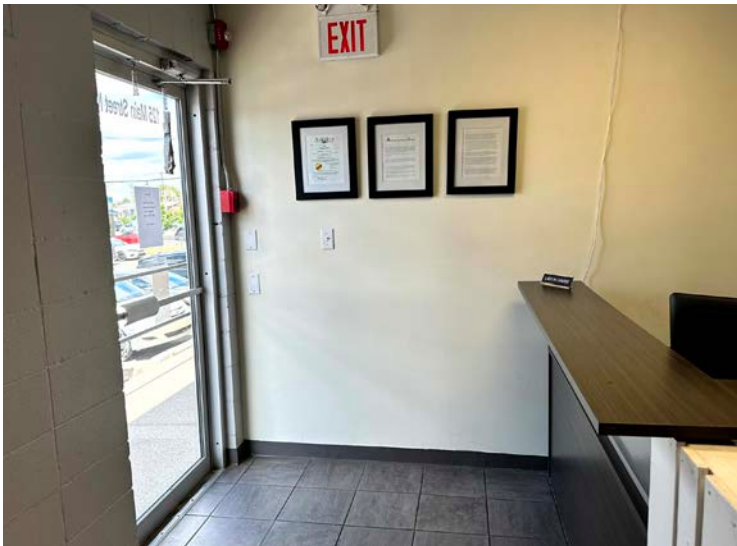
bennett@mpirealty.ca



**All lines are approximate*

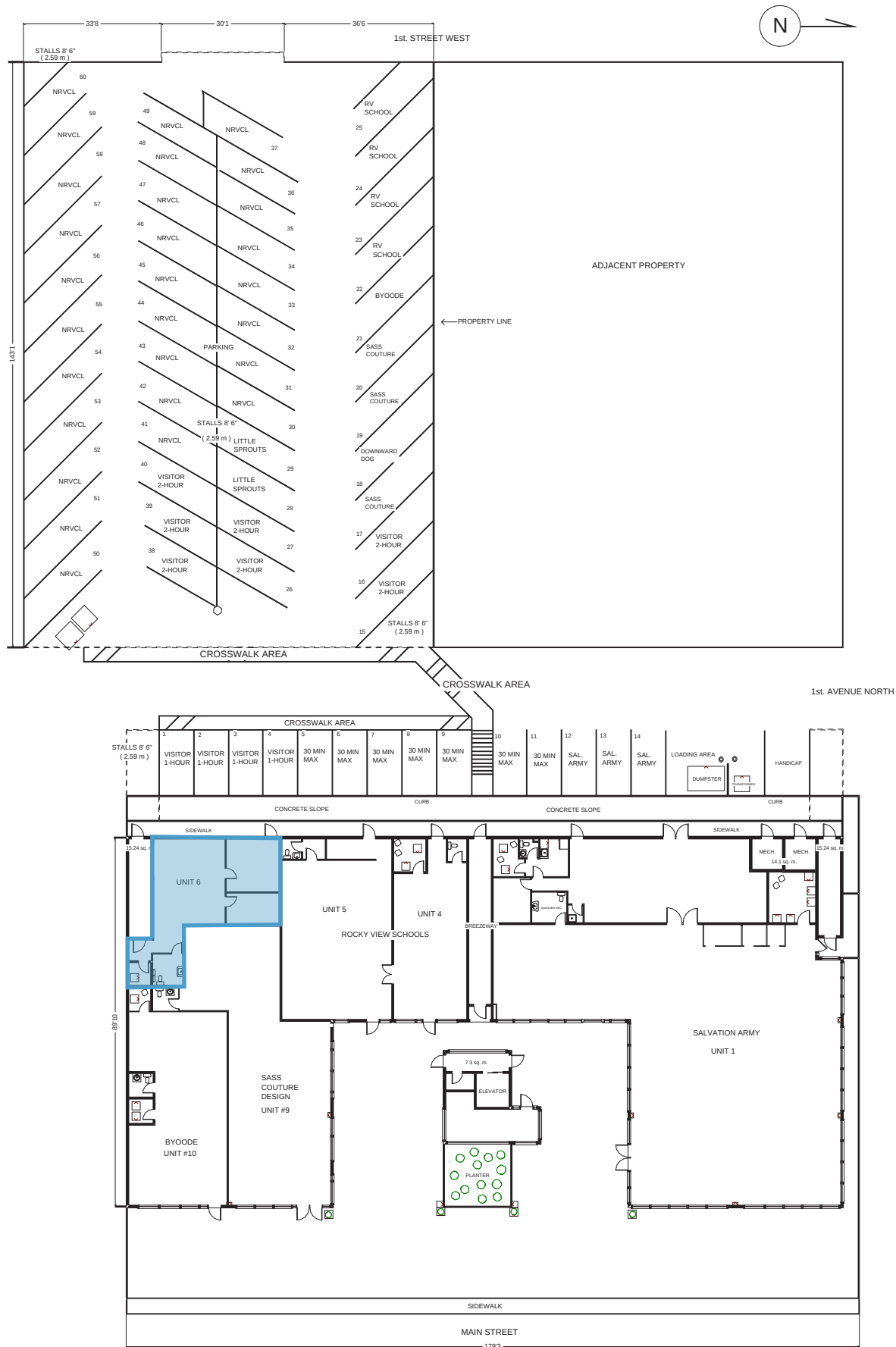
Unit Size:	900 Sq. Ft	Lease Rate:	\$30 / Sq. Ft + 5% Increase years 3 and 5
Unit Number:	6	Term:	3-5 Years
Zoning:	M3	Availability:	July 1, 2025
Ceiling Height:	8'	Operating Costs:	\$13.74 per Sq. Ft
Parking:	2 Reserved Stalls	Power:	40 AMP

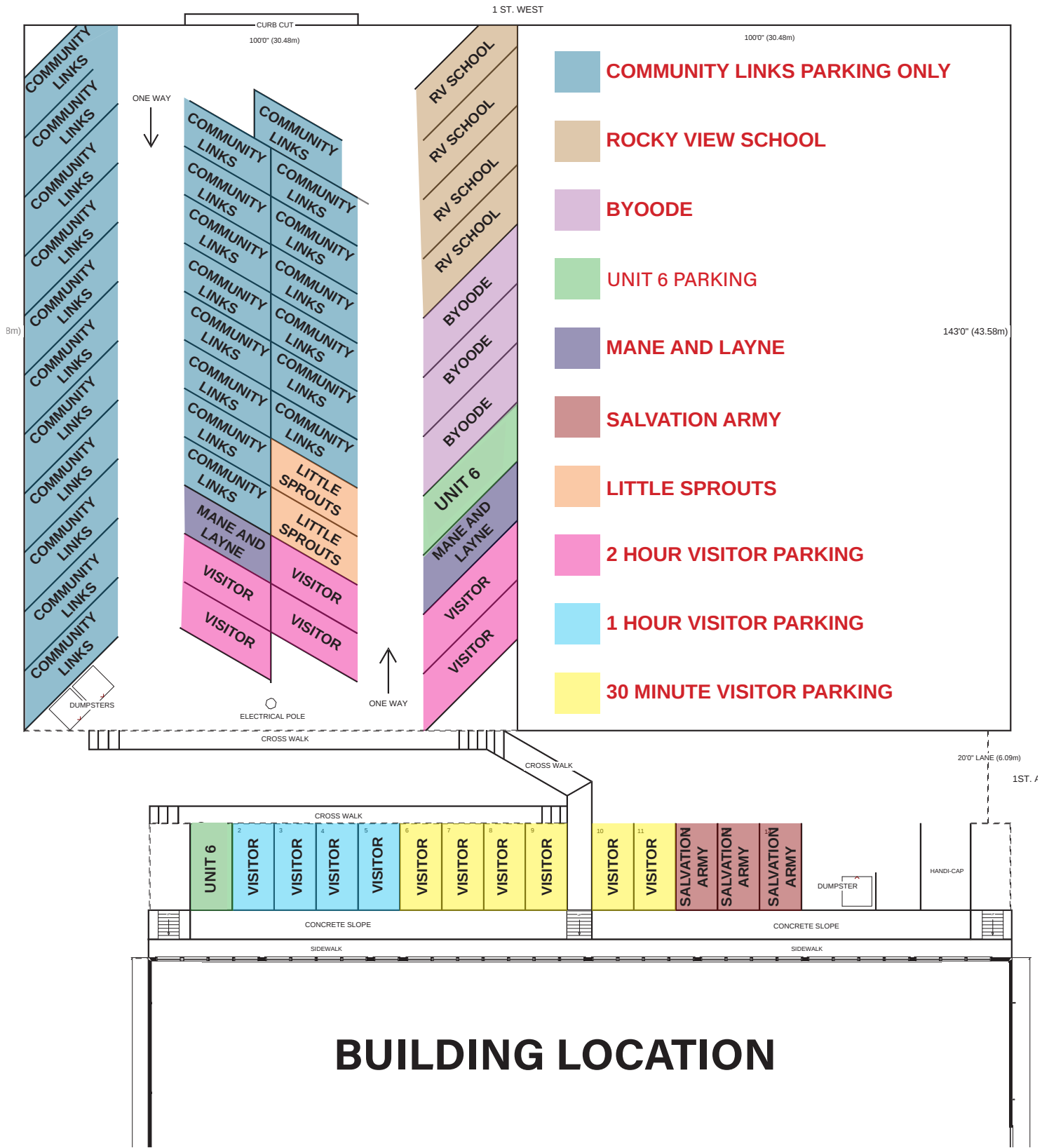
The Opportunity: Discover an exceptional leasing opportunity at 125 Main Street, Airdrie. Unit 6 offers prime commercial space, perfect for businesses seeking high visibility in a thriving area. With 12,000 vehicles in daily traffic volume on Main St., this unit presents an ideal location for retail or office use. This unit is ideally situated near 1st Avenue, providing easy access and ample foot traffic. The surrounding area features a variety of amenities and attractions that enhance the appeal of this location. Enjoy easy access and ample parking, surrounded by a vibrant community and picturesque views. This is the perfect place to elevate your business presence and attract a steady stream of customers.



125 MAIN STREET N

SITE PLAN







FOR MORE INFORMATION, CONTACT:

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