

'A' Class Industrial Condominium in Airdrie
// ± 8,338 SF with Dock and Drive-in

FOR SALE

4 Highland Park Green NE, Unit 2009
Airdrie, AB



Presented by:

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PROPERTY HIGHLIGHTS



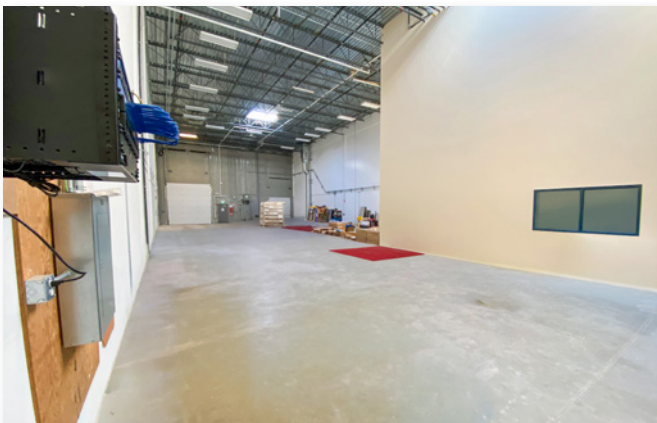
PROPERTY OVERVIEW

District:	Highland Industrial Park
Zoning:	IB-2 (Industrial Park Employment District)
Square Footage Breakdown:	
Main Floor Office:	1,648 SF
Second Floor Office:	2,072 SF
Warehouse	<u>4,618 SF</u>
Total:	8,338 SF
Clear Height:	26'
Loading:	1 Drive-in (12'w x 14'h) 1 Dock (9'w x 10'h)
Power:	200 Amps, 208 Volt (TBV)
Sale Price:	\$2,300,000
Property Tax (2026):	\$18,831.80 per annum
Condo Fees (2026):	\$1,101.83 per month
Availability:	Negotiable

PROPERTY COMMENTS

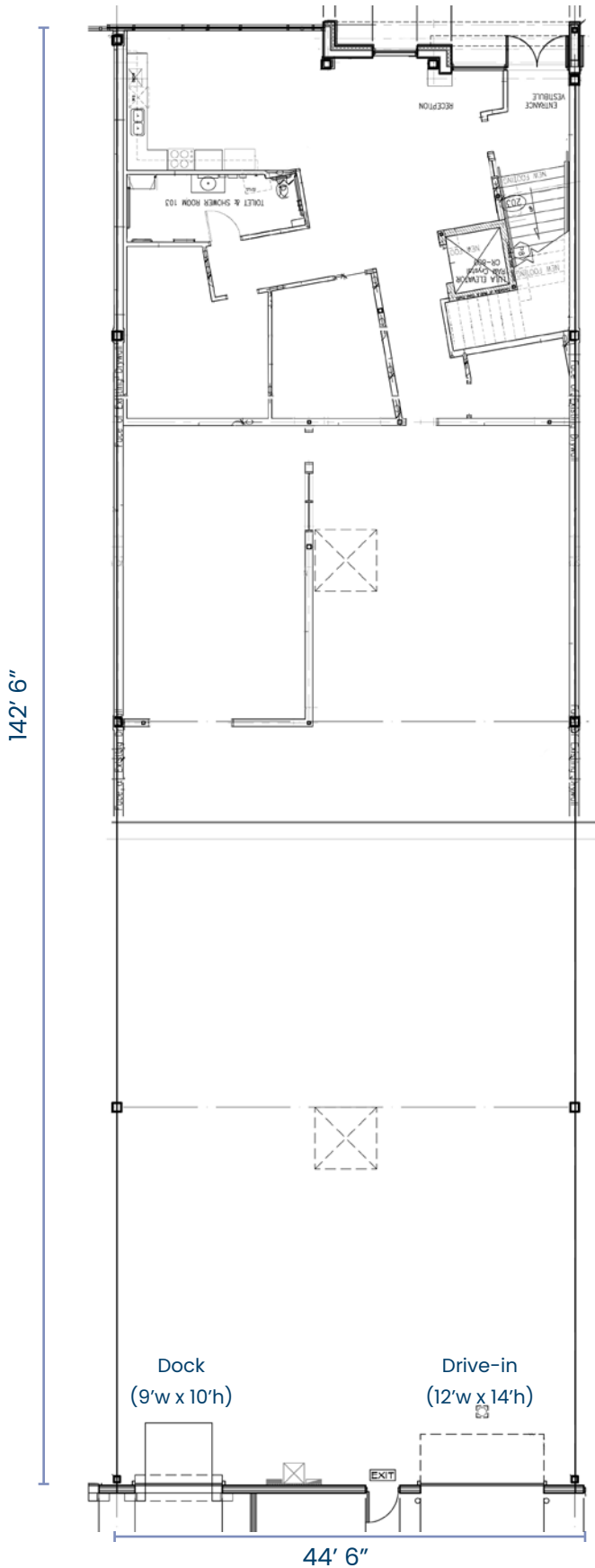
- 'A' class industrial development, built by Beedie Development
- Quality industrial space with dock and drive-in loading
- Offices built over two floors, including a total of six private offices, one boardroom, open concept area/reception, kitchenette, and two washrooms
- Elevator access to the second floor office
- Insulated concrete panels construction
- T5 lighting
- Two skylights (6'x6')
- 500 lbs/ SF floor slab rating
- Ample parking space (8 reserved parking stalls)
- No business tax and lower property tax compared to Calgary
- Close proximity to Queen Elizabeth Highway (Highway 2) and Veterans Boulevard

PROPERTY // Photo Gallery

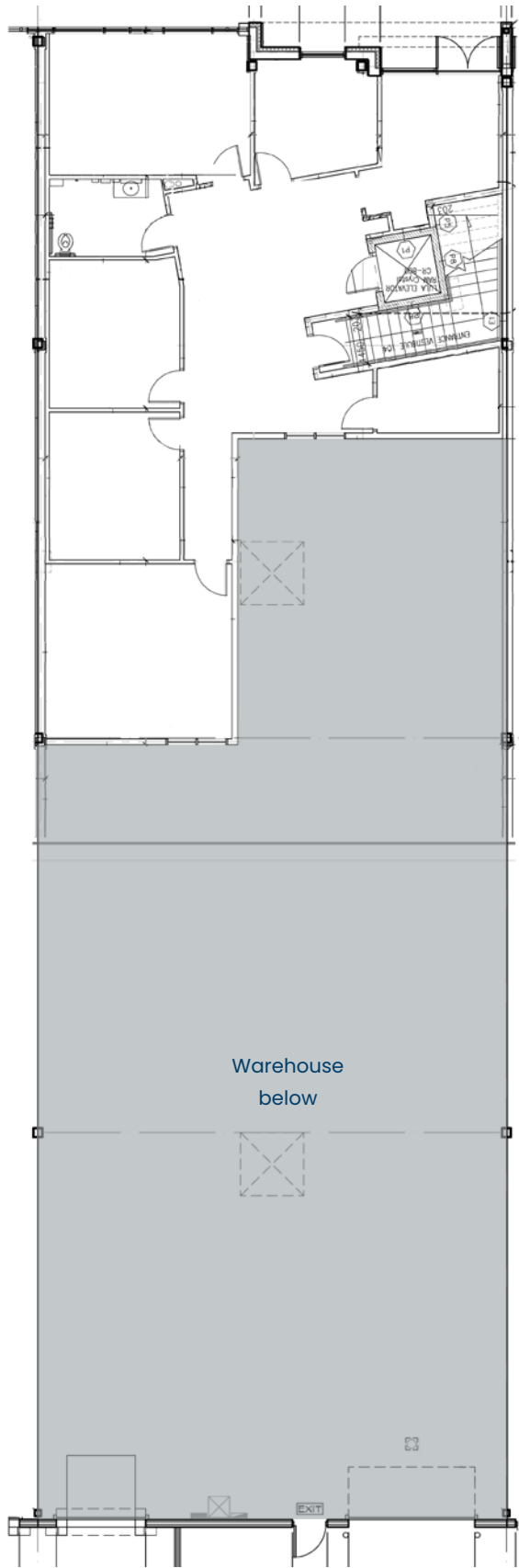


FLOOR PLANS

Main Floor



Second Floor



LOCATION



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