

\$1,335,000 - 3169, 2920 Kingsview Boulevard Se, Airdrie

MLS® #A2191482

\$1,335,000

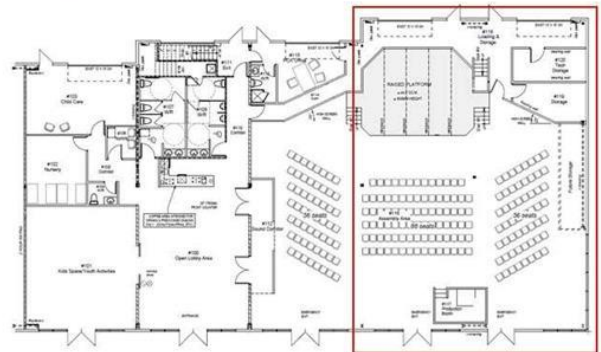
0 Bedroom, 0.00 Bathroom,
Commercial on 0.04 Acres

Kingsview Industrial Park, Airdrie, Alberta

End cap unit including 2 units and 3557 Square feet of light industrial mixed use! Excellent opportunity for smaller congregation as the current use is public assembly. This unit includes two large store fronts with lots of additional glass on the south exposure, to large overhead doors, independent HVAC units, 20' ceiling height and loads of power. There are many business opportunities under the IB-1 land use bylaw including Business Support Service, Financial Service, Health Care Limited, Indoor Recreation Limited, Office, Restaurant and many more permitted and discretionary uses. You can purchase 1, 2 or 3 units together or individually please call for pricing and unit availability. Possession is estimated for late May 2025.



Floor Plan 3169 & 3173 2920 Kingsview Blvd



Built in 2019

Essential Information

MLS® # A2191482
 Price \$1,335,000
 Bathrooms 0.00
 Acres 0.04
 Year Built 2019
 Type Commercial
 Sub-Type Industrial
 Status Active

Community Information

Schedule Of Unit Factors & AREA				3169, 3173 2920 Kingsview Blvd				
Unit #	Unit Fact	m2	Sq Ft	Classification	Price	Civic Add	Sept \$\$\$\$	Status
33	347	162.9	1753.46	Pub/assm	\$ 657,545.85	3169	\$ 375.00	Active
34	357	167.6	1804.05	Pub/assm	\$ 676,517.40	3173	\$ 375.00	Active
			3557.50		\$ 1,334,063.25			
Operational Cost								
Condo fee					\$ 1,007.04			
Property tax estimated					\$ 1,100.00		Est	
Total monthly operational cost.					\$ 2,107.04			

Please note: Utilities are not included in the operational cost.

Address	3169, 2920 Kingsview Boulevard Se
Subdivision	Kingsview Industrial Park
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0A9

Additional Information

Date Listed	January 28th, 2025
Days on Market	61
Zoning	IB-1

Listing Details

Listing Office	Century 21 Masters
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