

# \$1,399,900 - 224 Edmonton Trail Se, Airdrie

MLS® #A2203445

**\$1,399,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.32 Acres

Edmonton Trail, Airdrie, Alberta

Explore the rare chance to invest in the highly coveted Edmonton Trail retail zone of Airdrie. This 83' x 150' site is ideally situated within the city's commercial district, mere steps from surrounding development and quickly accessible to Queen Elizabeth 2 Highway. The sizeable 13,986 SF lot comes fully equipped with a 2,133 SF restaurant in pristine condition and 10 on-site parking stalls. An attractive destination with super high visibility for advertising and endless customer crossover from surrounding businesses. Existing tenant is a well known franchise that has been in place since 2005. At the expiration of the lease, the building owner will be positioned to increase the rent significantly to reflect current market rates. Don't pass up on this valuable opportunity to own the ideal asset in an active suburban community.

Built in 1985

## Essential Information

MLS® #	A2203445
Price	\$1,399,900
Bathrooms	0.00
Acres	0.32
Year Built	1985
Type	Commercial
Sub-Type	Retail
Status	Active



## Community Information

Address	224 Edmonton Trail Se
Subdivision	Edmonton Trail
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1S2

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	CS

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.