

\$35 - 104 1 Avenue Ne, Airdrie

MLS® #A2253207

\$35

0 Bedroom, 0.00 Bathroom,
Commercial on 0.32 Acres

Old Town, Airdrie, Alberta

AN OPPORTUNITY TO LEASE A HIGH EXPOSURE STANDALONE BUILDING IN AIRDRIE DOWNTOWN! Welcome to an incredible commercial opportunity, THIS STANDALONE, 3,663 SQ. FT. BUILDING OFFERS AN EXCEPTIONAL BLANK CANVAS FOR YOUR BUSINESS VISION. With a prime location at the corner of 1st Avenue and Main Street, your business will benefit from maximum visibility and foot traffic in one of the city's most vibrant areas. The building's VERSATILE LAYOUT AND M3 ZONING allow for a wide range of uses, including a restaurant, medical clinic, daycare, or professional office. The main floor provides a spacious, open area ready for your custom build-out, while the EQUALLY LARGE 3,400 SQ. FT. BASEMENT OFFERS A TON OF EXTRA STORAGE OR OPERATIONAL SPACE. THE BASEMENT ALSO HAS ITS OWN SEPARATE ENTRANCE, providing even more flexibility. This property is a rare find, featuring ample private on-site parking for both your clients and staff. The combination of a top-tier location, generous space, and flexible zoning makes this the perfect spot to establish or expand your business. Don't miss your chance to secure a landmark location in vibrating downtown Airdrie.

Built in 2000

Essential Information



MLS® #	A2253207
Price	\$35
Bathrooms	0.00
Acres	0.32
Year Built	2000
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	104 1 Avenue Ne
Subdivision	Old Town
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0R6

Amenities

Parking Spaces	11
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Additional Information

Date Listed	September 2nd, 2025
Days on Market	29
Zoning	M3

Listing Details

Listing Office	RE/MAX iRealty Innovations
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