

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

MLS® #A2191482

\$1,335,000

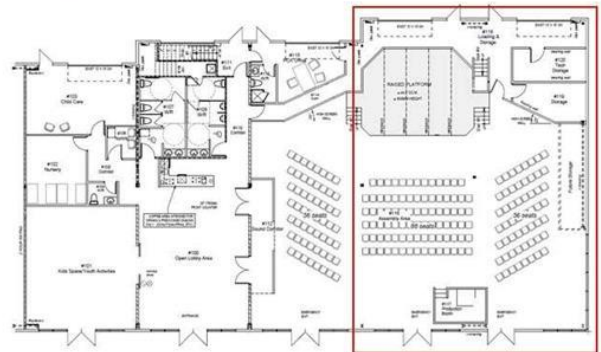
0 Bedroom, 0.00 Bathroom,
Commercial on 0.04 Acres

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

| 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.

Community Information

| | |
|-------------|-----------------------------------|
| 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 | 63 |
| Zoning | IB-1 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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