



THE
A-TEAM

**RE/MAX
FIRST**

315 1 Avenue, Airdrie T4B 2M9

MLS® #: **A2172954** Area: **Downtown** Listing Date: **10/14/24** List Price: **\$699,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Commercial Land**
 City/Town: **Airdrie**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **13,503 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

37
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: Zoning:
Fee Simple **DC-1**
 Legal Desc: **0610947**

Remarks

Pub Rmks: **Seize a prime development opportunity in the heart of Airdrie. This expansive commercial lot boasts a coveted location in the city's core, offering exceptional visibility and accessibility. With flexible zoning for mixed-use development, the possibilities are boundless. Whether you envision a bustling retail center, a much-needed daycare facility, or a dynamic blend of commercial and residential spaces, this property can accommodate your vision. The generous size of this lot provides ample room for creativity and expansion. Capitalize on Airdrie's rapid growth and thriving economy by establishing a landmark development in this sought-after area. Don't miss this chance to shape the future of Airdrie's vibrant downtown. Contact us today to explore the endless possibilities this exceptional property holds.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX iRealty Innovations**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123