


Retail Investment Portfolio
// +/- 5,785 SF

 Railway Avenue Dental

FOR SALE

403 Mackenzie Way SW, Airdrie, AB



PAUL RUDOLF Senior Associate | Investment Sales & Leasing
403.801.9648 | prudolf@cdnglobal.com

CDN GLOBAL ADVISORS LTD. 520 – 5 Ave SW, Suite 1910, Calgary, AB. T2P 3R7
www.cdnglobal.com

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Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

403 MacKenzie Way SW presents a strategically located commercial investment opportunity in the heart of Airdrie. Shadow anchored by Sobeys and supported by more than 800 residential condominium units within a two-block radius, the property benefits from strong built-in traffic and a dense surrounding customer base.

Positioned along MacKenzie Way SW with convenient access to Calgary and Highway 2, the asset offers excellent connectivity within one of Alberta's fastest-growing municipalities.

Abundant surface parking for customers and 8 underground parking stalls with two adjoining storage lockers (5'W x 8'L x 8'H each) further enhance functionality and tenant appeal.

PROPERTY OVERVIEW

Address:	403 MacKenzie Way SW, Airdrie, AB
Area:	+/- 5,785 SF (Multiple units)
Sale Price:	Contact listing agent
Financials:	Available upon signing NDA / CA
Availability:	Negotiable
Parking:	8 titled stalls and an abundance of surface & street parking
Zoning:	Commercial business (CB) M3 downtown mixed use district
Cap Rate:	6%
Notes:	Protected 10 Yr. Avg NOI \$270,000



LOCATION

// **403 Mackenzie Way SW, Airdrie, AB** is prominently located in Airdrie's established southwest commercial corridor with excellent visibility and direct access to Mackenzie Way SW, a key arterial connecting to Highway 2. The property benefits from strong commuter traffic, proximity to national retailers and services, and convenient access to Calgary and the greater metropolitan area.

Positioned in one of Alberta's fastest-growing municipalities, the location offers solid long-term fundamentals and investment stability.



Drive Times:

Deerfoot Trail SE: **13 min**

Downtown Calgary: **27 min**

Calgary Airport: **20 min**

Amenities

Easy accessibility and close proximity to:



Prime or Investment Opportunity



Grocery & shopping



Restaurants & fast food



83 Walk Score
"Very Walkable"



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