

# \$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 | 142             |
| Zoning         | CS              |

**Listing Details**

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

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