

# \$1,750,000 - 14, 620 1 Avenue Nw, Airdrie

MLS® #A2232686

**\$1,750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.12 Acres

Willowbrook, Airdrie, Alberta

Prime Corner Commercial Bay in Airdrie’s Downtown Core – For Sale or Lease. Exceptional opportunity to own or lease a premium corner unit commercial condo bay in a professionally managed complex along bustling 1st Avenue, just minutes from Airdrie’s vibrant downtown core. This expansive unit offers over 4,700 sq ft of office space, zoned M3 – Downtown Core Mixed Use District, allows for flexible business development in a high-exposure location. Available for lease at \$27.00 per sq ft, the total monthly rent is \$10,575 plus NNN, based on a 5-year escalating lease. The 2024 property taxes are approximately \$1,905.75/month.

Built in 2006

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2232686    |
| Price      | \$1,750,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.12        |
| Year Built | 2006        |
| Type       | Commercial  |
| Sub-Type   | Office      |
| Status     | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 14, 620 1 Avenue Nw |
| Subdivision | Willowbrook         |



|             |         |
|-------------|---------|
| City        | Airdrie |
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4B 2R3 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 2               |
| Zoning         | M3              |

### **Listing Details**

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

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