

For Sale



GREAT LOCATION

**79 KINGSVIEW ROAD SE
AIRDRIE, ALBERTA**

HIGHLIGHTS

- This 3.12 acre parcel is one of the last remaining parcels on Kingsview Road with direct exposure to Highway 2
- Accessibility to the site will increase with the 40th Avenue Interchange which will provide easy access to both east and west parts of the City
- Zero business tax in Airdrie
- Fastest growing city in Canada more than double in population from 2004 to 2014 and is expected to double again in the next 5 to 7 years

PROPERTY DESCRIPTION

Sale Price: \$3,200,000

Zoned: IB-1

Size: 3.12 Acres

Services: To property line

Available: Immediately

Permitted Land Uses	Discretionary Land Uses
Animal Service, General	Accessory Building
Animal Service, Limited	Animal Service, Major
Business Support Service	Child Care, Commercial
Financial Service	Commercial School
Health Care, Limited	Community Service Facility
Indoor Recreation, Limited	Drive-Through
Microbrewery	Educational Institution, Private ²
Office	Entertainment, Gaming
Public Assembly, General	Entertainment, General
Public Assembly, Limited	Government Service
Restaurant	Health Care, General
Vehicle Service, Limited	Hotel
	Indoor Recreation, General
	Industrial Service & Sales
	Mobile Food Vendor
	Motel
	Nightclub
	Pawn Shop
	Personal Service
	Public Assembly, Major
	Retail Store, Convenience
	Retail Store, Liquor
	RV Sales & Service ³
	RV Storage ³
	Security Suite
	Temporary Event
	Vehicle Sales & Leasing
	Vehicle Service, General
	Warehouse Sales

CITY OF AIRDRIE



Population
64,922 (2017)



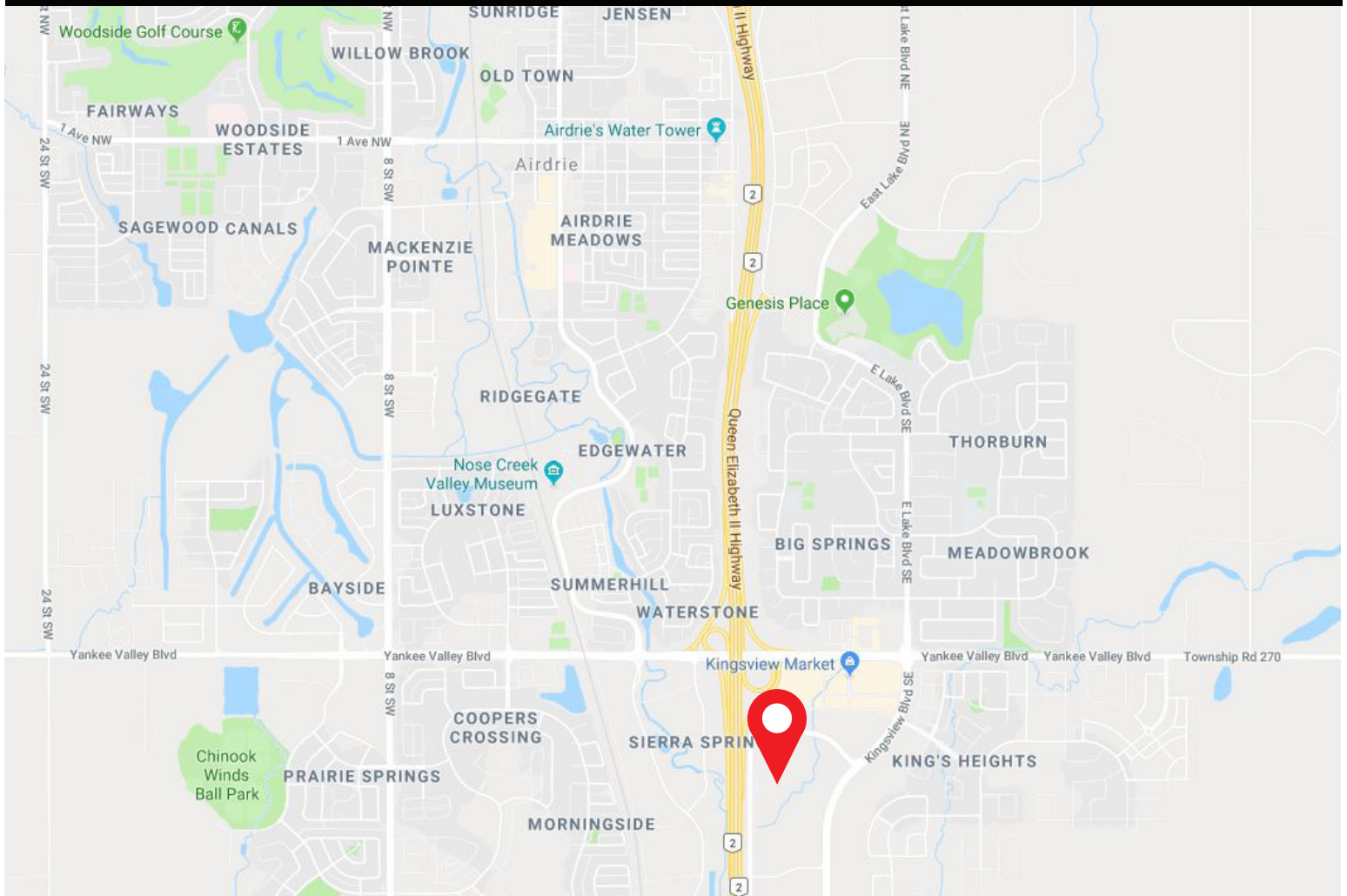
Household Income
\$109,885

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LOCATION

79 Kingsview Road SE, Airdrie, Alberta



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