



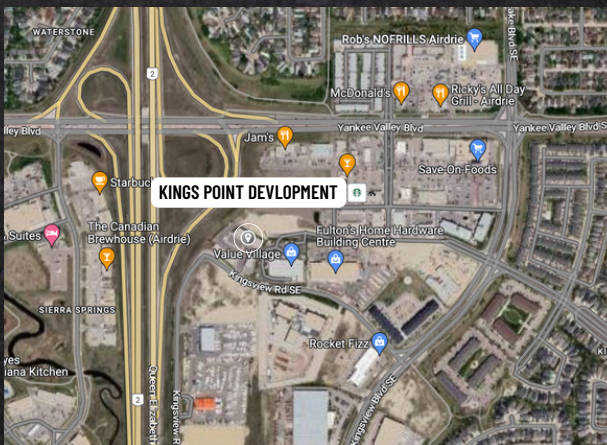
RETAIL
LEASING
AVAILABLE
NOW

KINGS POINT DEVELOPMENT

Airdrie, Alberta

3140 + 3160 - 28 Kingsview Road SE

IB-1 Zoning Retail Units



- Located in the SE Kings Pointe development.
- Brand-new, never-before-occupied commercial bay.
- The bay is available for lease and can be demised into two separate spaces.
- Adjacent to Kingsview Market which is home to national retailers such as Dollarama, Home Hardware, and Value Village.
- New luxury condominium community, Kingsview Market, in close proximity.

Gurjant Gill
(403) 680.3406
gurjant@albertacommercialgroup.com
/AlbertaCommercialGroup

Paul Gill
(403) 681.3406
paul@albertacommercialgroup.com
AlbertaCommercialGroup

CENTURY 21.
Bravo Realty



PROPERTY INFORMATION

COMMUNITY: Kingsview Industrial Park

ADDRESS: 28 Kingsview Road SE, Airdrie, AB

SPACE AVAILABLE:

UNIT 3140 - 1552 sq. ft. - Immediate

UNIT 3160 - 1548 sq. ft. - Immediate

BUILDING AREA TOTAL: 3112 sq. ft.

STRUCTURE TYPE: Retail

PROPERTY TAX: \$7511/year

OCCUPANT TYPE: New; Never Occupied

ZONING: Industrial Building (IB-1)

OP COST: \$5.21 per sq. ft.

BASIC RENT: \$21.00 per sq. ft.

SIGNAGE: Pylon and Fascia

TERM: 5 - 10 years

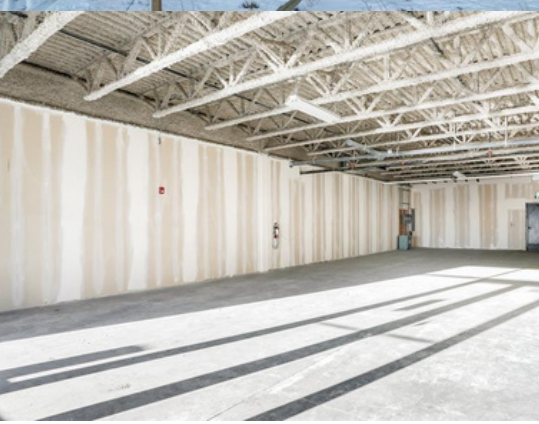
PERMITTED USES

The following uses are permitted uses in Industrial Business (IB-1) if they are located within existing approved buildings:

- Commercial Mix
- Low Rise (2-4 stories)
- Mixed Use
- Office Building
- Retail
- Shopping Centre
- Strip Mall

[CLICK HERE FOR VIDEO](#)

[CLICK HERE FOR MORE INFORMATION](#)





Gurjant Gill

(403) 680.3406

gurjant@albertacommercialgroup.com



Paul Gill

(403) 681.3406

paul@albertacommercialgroup.com

www.albertacommercialgroup.com

info@albertacommercialgroup.com

[/AlbertaCommercialGroup](https://www.facebook.com/AlbertaCommercialGroup)

[@AlbertaCommercialGroup](https://www.instagram.com/AlbertaCommercialGroup)

CENTURY 21.

Bravo Realty

(403) 250.2882

www.century21bravo.com

3009, 23 Street, NE, Calgary, Alberta, T2E 7A4

Not intended to solicit properties currently listed for sale or buyers under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license. Independently Owned and Operated. ®/TM trademarks owned by Century 21 Real Estate LLC used under license or authorized sub-license. © 2018 Century 21 Canada Limited Partnership. This document/email has been prepared by Century 21 Bravo for advertising and general information only. Century 21 makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Century 21 excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Century 21 and /or its licensor(s). © 2020. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.