

**524 Gateway Road NE
Airdrie, Alberta****MLS # A2235903****\$999,000****Division:** Gateway**Lot Size:** 1.15 Acres**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** DC-27-B**Water:** -**Sewer:** -**Utilities:** -

Exceptional commercial development opportunity in the city of Airdrie with DC zoning, ready to build and perfectly positioned on a high-exposure corner lot surrounded by streets with full access and excellent curb appeal. Located directly across from two established hotels and a busy retail plaza, this prime site offers outstanding visibility and steady traffic, making it ideal for a wide range of commercial uses such as retail, office, or restaurant. Perfect opportunity for hotel/ motel development or a banquet hall as well!. The area is rapidly growing with strong commercial demand, and all surrounding infrastructure is already in place, making this a rare and strategic opportunity for investors or developers looking to capitalize on a premium location in one of Alberta's fastest-growing cities.