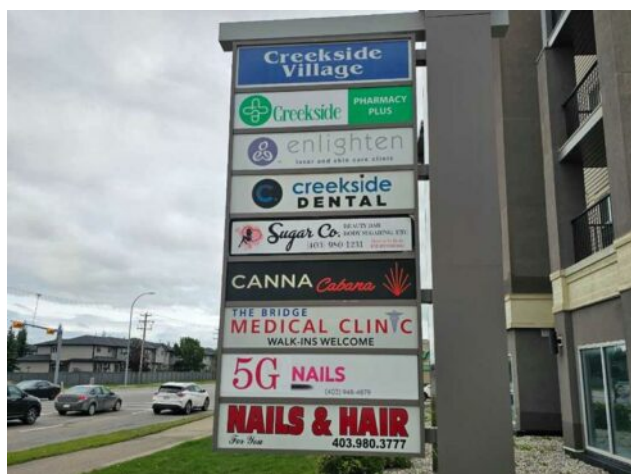


**1113, 403 Mackenzie Way SW
Airdrie, Alberta**

MLS # A2241831



\$1,100,000

Division: Downtown

Type: Retail

Bus. Type: Medical

Sale/Lease: For Sale

Bldg. Name: Creekside Village

Bus. Name: -

Size: 2,277 sq.ft.

Zoning: Downtown Core Mixed Use D

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Mixed

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: as per the lease

6% Cap & Turnkey Medical Retail Investment in Airdrie's Creekside Village & \$1.1M. Looking for a passive, income-generating asset with strong tenants and a solid return? Located in Creekside Village, SW Airdrie, this fully leased medical retail condo offers a 6% cap rate and immediate cash flow from two long-term tenants: A pharmacy & A psychology practice. Surrounded by 800+ residential units within walking distance. Shadow-anchored by Sobeys & high foot traffic. Ample surface parking for patients and staff. Easy access to major roads & perfect for medical + logistics synergy. Neighboring tenants include Anytime Fitness, MDJ Law, and Mountain Health Team. Offered at \$1,100,000 & Ideal for investors seeking a dependable, low-maintenance property. Solid location. Strong tenants. Steady income. 6% Cap & What more could you want?