

**540 2 Avenue SE  
Airdrie, Alberta**

**MLS # A2266532**



**\$6,449 per month**

**Division:** Edmonton Trail

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,911 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

FOR RENT 1911-sqft space! GREAT LOCATION FOR YOUR BUSINESS. Small cafe, loan shop, take out and most retailers are welcome here. Right off of Edmonton trail and 2 ave SE. Near many shops and offices. Next to a hotel. THIS 1911-sqft space amazing for a clinic/pharmacy combo. There are 8 rooms already in place and little renovation is needed to start. Across from a gas station, antique Mall, Genesis Centre and other major retailers that are just minutes away by foot and car. A Smaller bay that is 1280-sqft will be available as well in the near future. Possible to combine the 2 units if in need for a larger bay.