

\$1,100,000 - 1113, 403 Mackenzie Way Sw, Airdrie

MLS® #A2241831

\$1,100,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown., Airdrie, Alberta

6% Cap â€“ Turnkey Medical Retail
Investment in Airdrieâ€™s Creekside Village
â€“ \$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 â€“ high foot
traffic.

Ample surface parking for patients and staff.
Easy access to major roads â€“ perfect for
medical + logistics synergy.

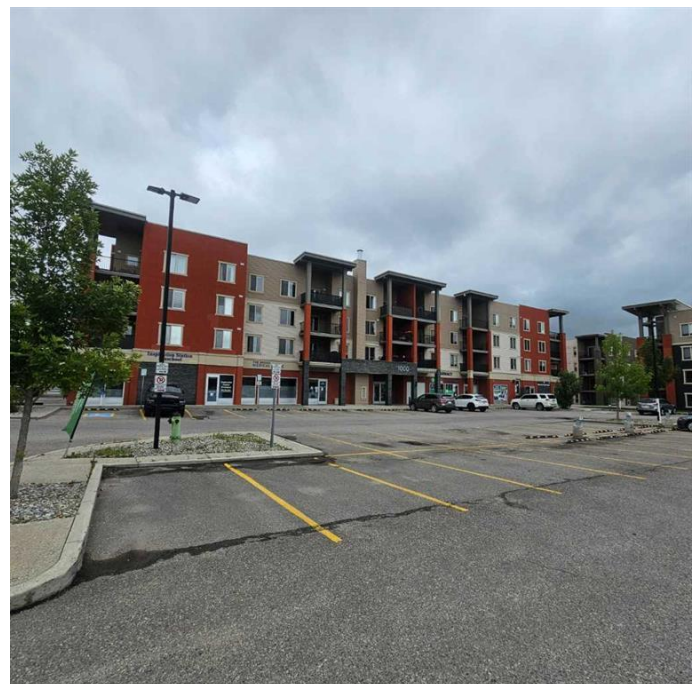
Neighboring tenants include Anytime Fitness,
MDJ Law, and Mountain Health Team.

Offered at \$1,100,000 â€“ Ideal for investors
seeking a dependable, low-maintenance
property.

Solid location. Strong tenants. Steady income.
6% Cap â€“ What more could you want?

Built in 2015

Essential Information



MLS® #	A2241831
Price	\$1,100,000
Bathrooms	0.00
Acres	0.00
Year Built	2015
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	1113, 403 Mackenzie Way Sw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3V7

Exterior

Construction	Mixed
--------------	-------

Additional Information

Date Listed	July 21st, 2025
Days on Market	14
Zoning	Downtown Core Mixed Use D

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.