

\$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.

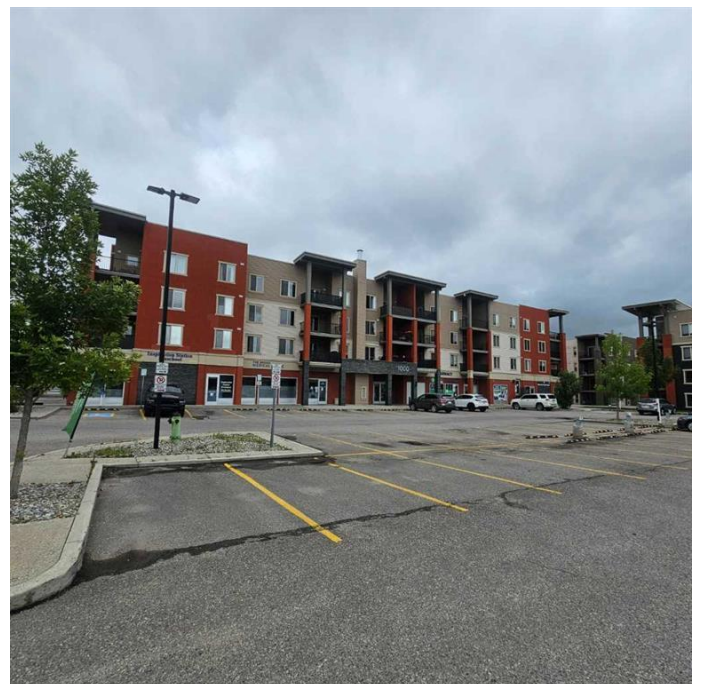
Neighboring tenants include Anytime Fitness,
MDJ Law, and Mountain Health Team.

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
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Additional Information

Date Listed	July 21st, 2025
Days on Market	98
Zoning	Downtown Core Mixed Use D

Listing Details

Listing Office	eXp Realty
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