

# \$449,900 - 113, 44 Gateway Drive Ne, Airdrie

MLS® #A2093163

**\$449,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.03 Acres

Gateway, Airdrie, Alberta

Exciting opportunity to own your own commercial bay! This 1400 sqft light industrial bay is located in the Gateway industrial business park directly behind Superstore and Canadian Tire and there are many different discretionary uses under the DC27 A Bylaw. There is one 10' x 12' overhead door and a man door at the rear of the building with an average ceiling height of 16 feet. There are 2 large bathrooms and a wash sink storage area as well as a large front reception area. The current monthly property taxes are \$402.66, monthly condo fees are \$508.00. Let's find out if this could be the new home for your business, call or email now to book your private viewing.

Built in 2011

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2093163   |
| Price      | \$449,900  |
| Sold Price | \$430,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.03       |
| Year Built | 2011       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Sold       |

## Community Information



|             |                          |
|-------------|--------------------------|
| Address     | 113, 44 Gateway Drive Ne |
| Subdivision | Gateway                  |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B 0J6                  |

### **Interior**

|         |                                       |
|---------|---------------------------------------|
| Heating | Combination, Natural Gas, See Remarks |
| Cooling | Central Air                           |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2023 |
| Date Sold      | December 19th, 2023 |
| Days on Market | 36                  |
| Zoning         | DC-27-A             |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | CENTURY 21 POWERREALTY.CA |
|----------------|---------------------------|

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