# \$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.



#### **Essential Information**

MLS® # A2093163
Price \$449,900
Sold Price \$430,000
Bathrooms 0.00

Acres 0.03
Year Built 2011

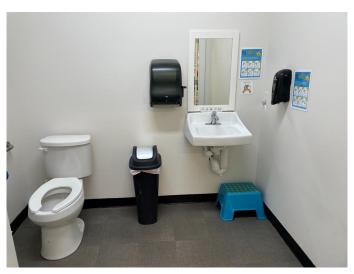
Type Commercial Sub-Type Industrial

Status Sold

## **Community Information**







Address 113, 44 Gateway Drive Ne

T4B 0J6

Subdivision Gateway
City Airdrie
County Airdrie
Province Alberta

Interior

Postal Code

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

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