

# \$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.

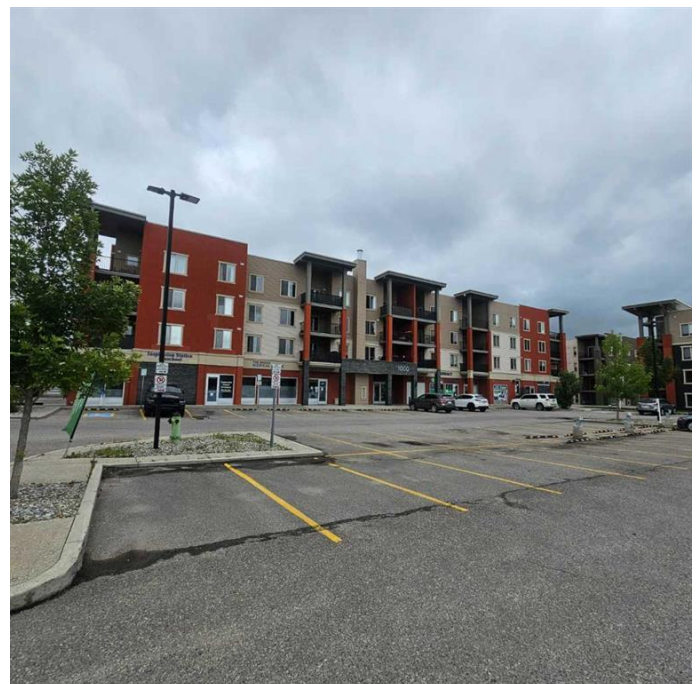
Neighboring tenants include Anytime Fitness,  
MDJ Law, and Mountain Health Team.

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 | 17                        |
| Zoning         | Downtown Core Mixed Use D |

### Listing Details

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

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