

\$399,900 - 101, 44 Gateway Drive Ne, Airdrie

MLS® #A2256405

\$399,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.03 Acres

Gateway., Airdrie, Alberta

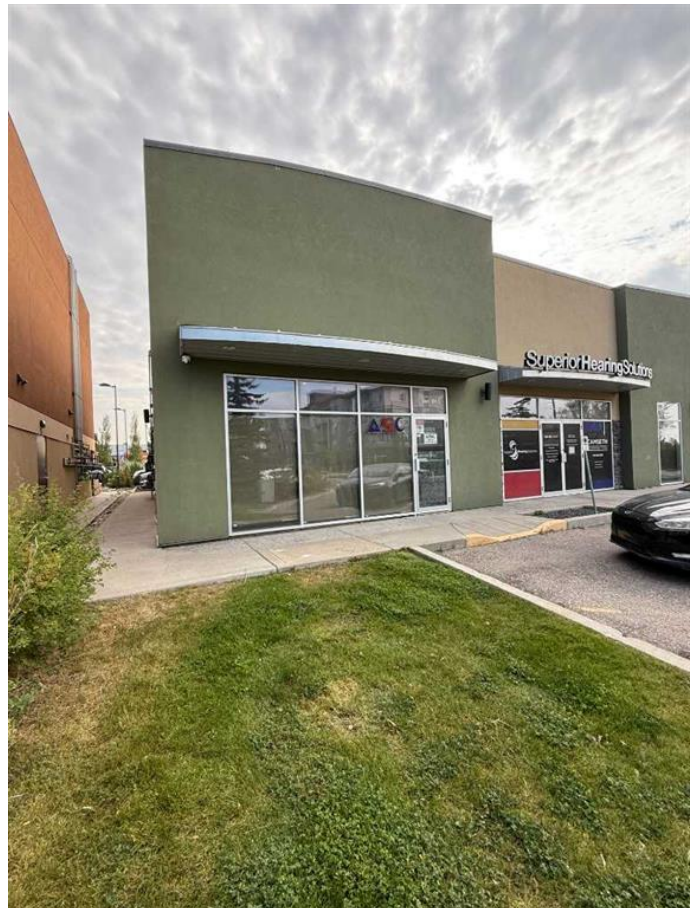
Great new office listing for your business. This well-appointed corner office has two offices, a large kitchen area, large bull pen area and plenty of storage. There is plenty of common parking in the front and rear of the building. Great access to highway #2 and great traffic volumes passing by this commercial mixed use Light Industrial Mall. The current zoning is DC27-A which offers many occupancy uses including Commercial School, Financial Service, Health Care, Limited, Office, Personal Service, Industrial Service and Sales and many more. The property is also available for lease at \$18.00 psf (escalating \$1 Per year), Condo fees are \$415.00 per month, and property taxes are \$430.00 per month. Call now to book your private tour.

Built in 2011

Essential Information

MLS® #	A2256405
Price	\$399,900
Bathrooms	0.00
Acres	0.03
Year Built	2011
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information



Address	101, 44 Gateway Drive Ne
Subdivision	Gateway.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0J6

Additional Information

Date Listed	September 11th, 2025
Days on Market	13
Zoning	DC-27-A

Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

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.