

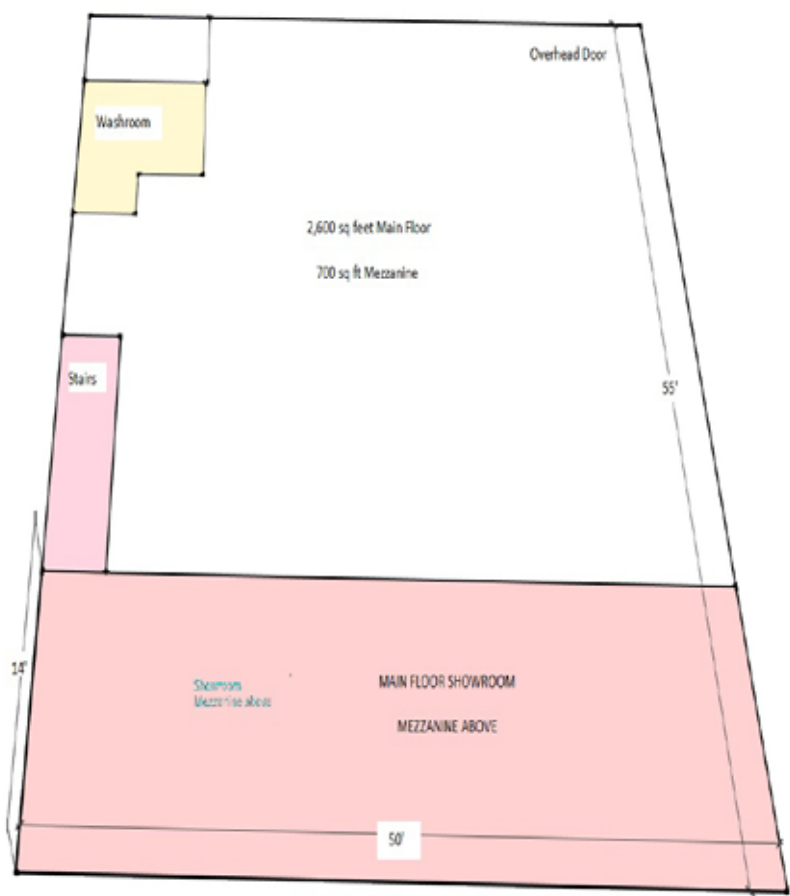
**FOR LEASE - Flex / Retail**

**Sierra Springs, Airdrie**

**105 -2958 Main Street**



**Property Features**



- Available:** Unit 105      Immediately
- Size:** 3,200 sf      2,600 Main + 700 Mezz
- Base Rent:** \$16.00 psf
- Operating Costs:** \$5.00 psf (est. 2022)
- Gross Rate:** \$21.00 psf
- Term:** 5 years
- Ceiling Height:** 23' H
- Sprinklers:** Yes
- Make up Air:** Yes
- Drive-in Door:** 10' W x 12' H
- Power:** 220 amp (TBV)
- Parking:** 2 dedicated at rear
- Signage:** Pylon

Industrial Business Park One District (IB-1) Zoning provides for a range of industrial and commercial uses, contact City of Airdrie for full details.

*Note: Vehicle service excluded by Landlord.*

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FOR MORE INFORMATION OR TO VIEW PLEASE CONTACT:  
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# Location - Sierra Springs Power Center

**HIGHLIGHTS:** Flex space in Sierra Springs Power Center Airdrie, AB. Adjacent to national retailers such as Walmart, Home Depot, Visions, Winners, Rona, Honda, Sleep Country and many more. Existing tenants include Brothers Floor Coverings, Sierra Springs Liquor & Airdrie Bottle Depot. Welcoming a variety of uses such as medical, financial, veterinary, indoor recreation, micro-brewery, restaurant, office, public assembly, vehicle service, home renovation products, etc.



**Exposure to QE II:** 84,500 VPD  
**Avg Household Income 2 Km:** \$142,735  
**Population 5 Km:** 61,377  
**Annual Growth (2021-2026):** 3.7% projected



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