

# For Lease

141 Gateway Drive NE | Airdrie, AB



## Demographics (within 3 km)



NEIGHBORHOOD  
Airdrie



POPULATION  
32,176



MEDIAN AGE  
36



HOUSEHOLD INCOME  
\$109,620

## Building Details



PARKING  
Ample



YEAR BUILT  
2009



TRAFFIC COUNT  
42,280 VPD | Hwy 2 & Veterans Blvd  
16,260 VPS | Veterans Blvd & Main St



Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P (403) 214-2344  
[blackstonecommercial.com](http://blackstonecommercial.com)

## Global Reach Retail

### Property Details

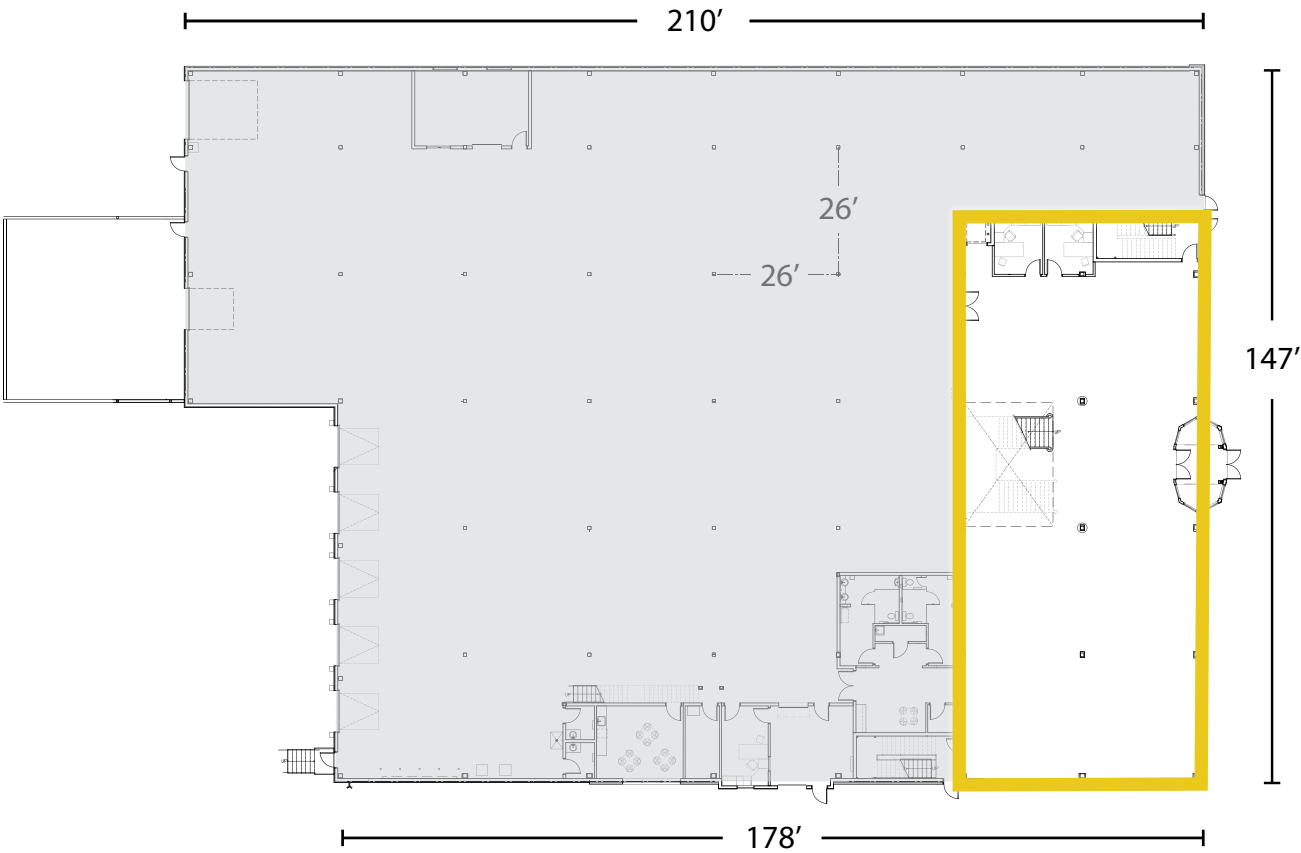
Size Available:	Front Space - 11,964 SF
Availability:	Immediately
Net Rate:	\$14.00 PSF
Op Costs:	\$3.25 PSF <i>(Property Tax Included)</i>
Zoning:	DC with IB-1 Guidelines

### Highlights

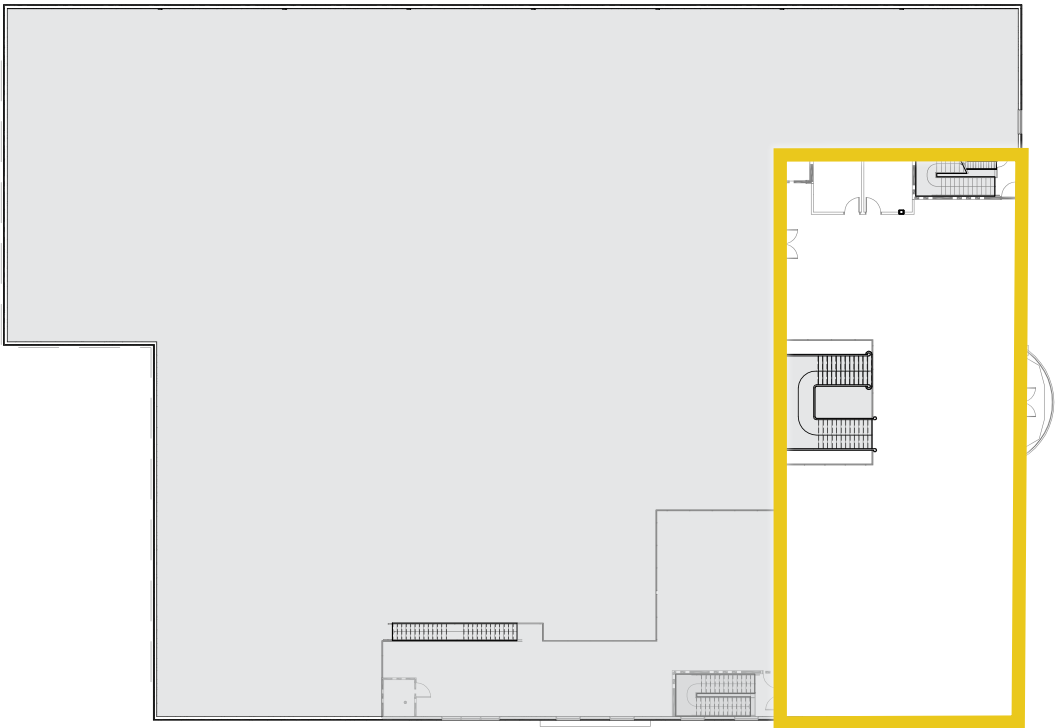
- Unique high quality stand-alone building
- Bright and spacious showroom and clean warehouse
- Located in Gateway Commerce Centre in Airdrie
- Direct exposure to QEII Highway, with over 80,000 daily vehicle count
- Substantial retail amenities in the surrounding area

# Floor Plans

Main Floor



Second Floor





For Lease

141 Gateway Drive NE | Airdrie, AB

Gallery





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Gallery





- 1 HOUSE OF CARS
- 2 Brewsters
- 3 CAM CLARK SUPER STORE
- 4 CAM CLARK FORD

Property Location

Hwy 567

Hwy 567

MOBILE SHOP

Tommy Gun's  
original barbershop

Tim Hortons

DOLLARAMA

Edo  
Japan

Mark's

Fit 4 Less  
everybodyhappy

B.K.

CANADIAN  
TIRE

WINREP+

Mobil

barBURRITO

Wendy's

the real Canadian  
Superstore

REAL CANADIAN  
Liquorstore

View in  
Google Maps

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# Thank you for your interest!

For More Info.

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