



Blackstone

For Lease

805 Main Street S | Airdrie AB

New Airdrie Public Library Café Kiosk

INSPIRE

Airdrie Public Library



805 Main Street S, Airdrie AB

New Airdrie Public Library Café Kiosk

Café Kiosk Opportunity at INSPIRE – Airdrie’s Newest Landmark

- **Prime Location:** Located in the front lobby of the new Airdrie Public Library – INSPIRE, a cutting-edge, multi-use facility and community hub.
- **High Visibility & Foot Traffic:** Positioned at the main entrance of a space designed for events, learning, and gatherings, offering consistent exposure to daily visitors and event attendees.
- **Modern Build:** State-of-the-art architecture and energy-efficient design make this an appealing and sustainable place to operate.
- **Diverse Customer Base:** Serves a wide demographic – from students and families to professionals and private event guests (e.g., weddings, conferences).
- **Prominent Business Presence:** Be the first impression of Airdrie’s new community cornerstone – a rare branding opportunity.
- **Explosive Growth Market:** Airdrie is one of Alberta’s fastest-growing communities, nearing 100,000 residents, and located just minutes from Calgary.
- **Strategic Timing:** Secure your lease before the grand opening September 2025 – align your launch with the facility’s debut to maximize early traction.
- **90,000** estimated Visitors per year.

PROPERTY DETAILS

Size	408± SF
Lease Rate	Market
Op Costs	\$12.00 PSF (Est. 2025) + Tax, Electricity
Zoning	P-2
Parking	Surface
Year Built	2025
Building Size	73,000 SF (53,000 library; 20,000 multi-use)



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Unit A210
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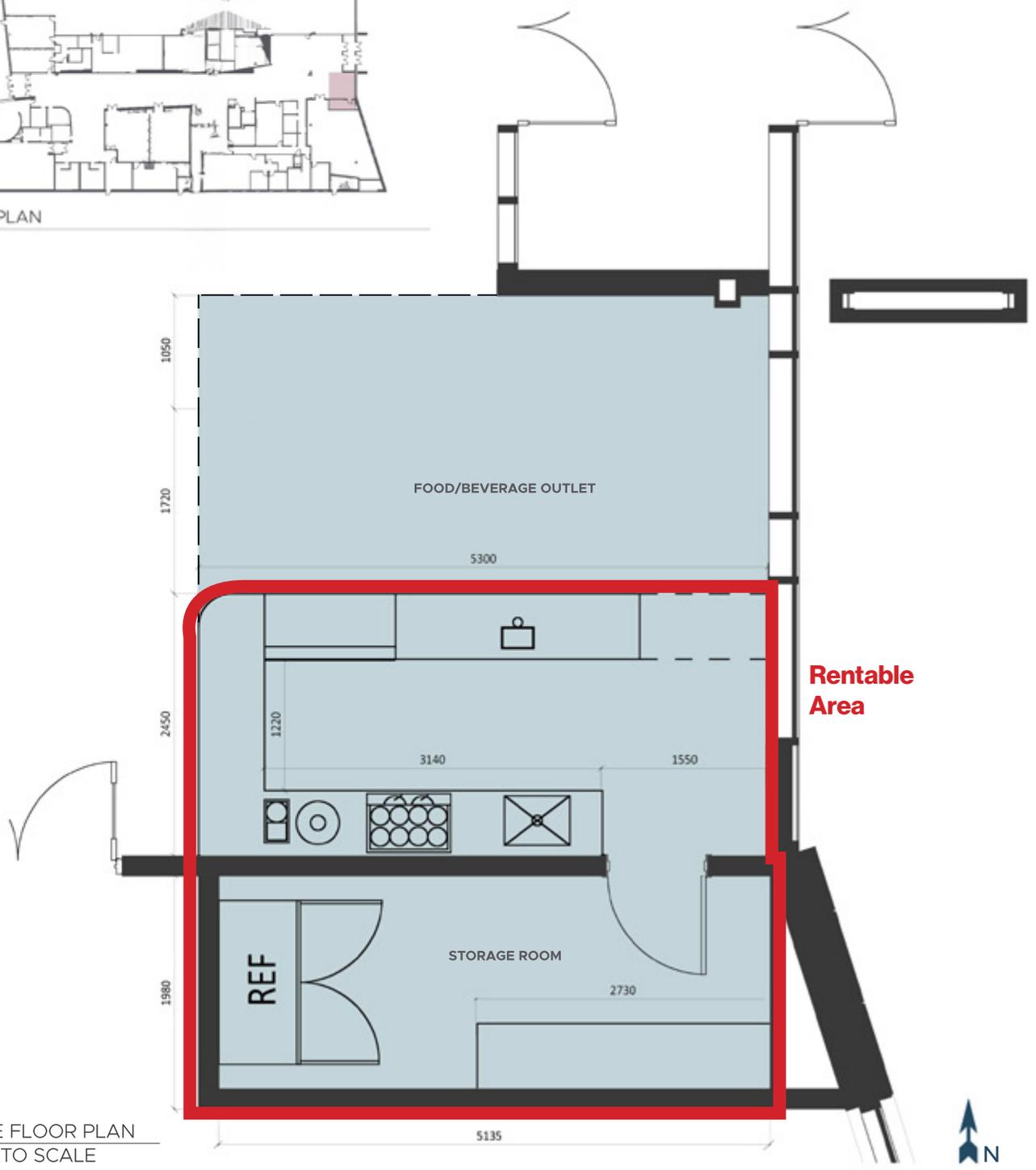
New Airdrie Public Library Café Kiosk



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KEY PLAN



Rentable Area

CAFE FLOOR PLAN
NOT TO SCALE

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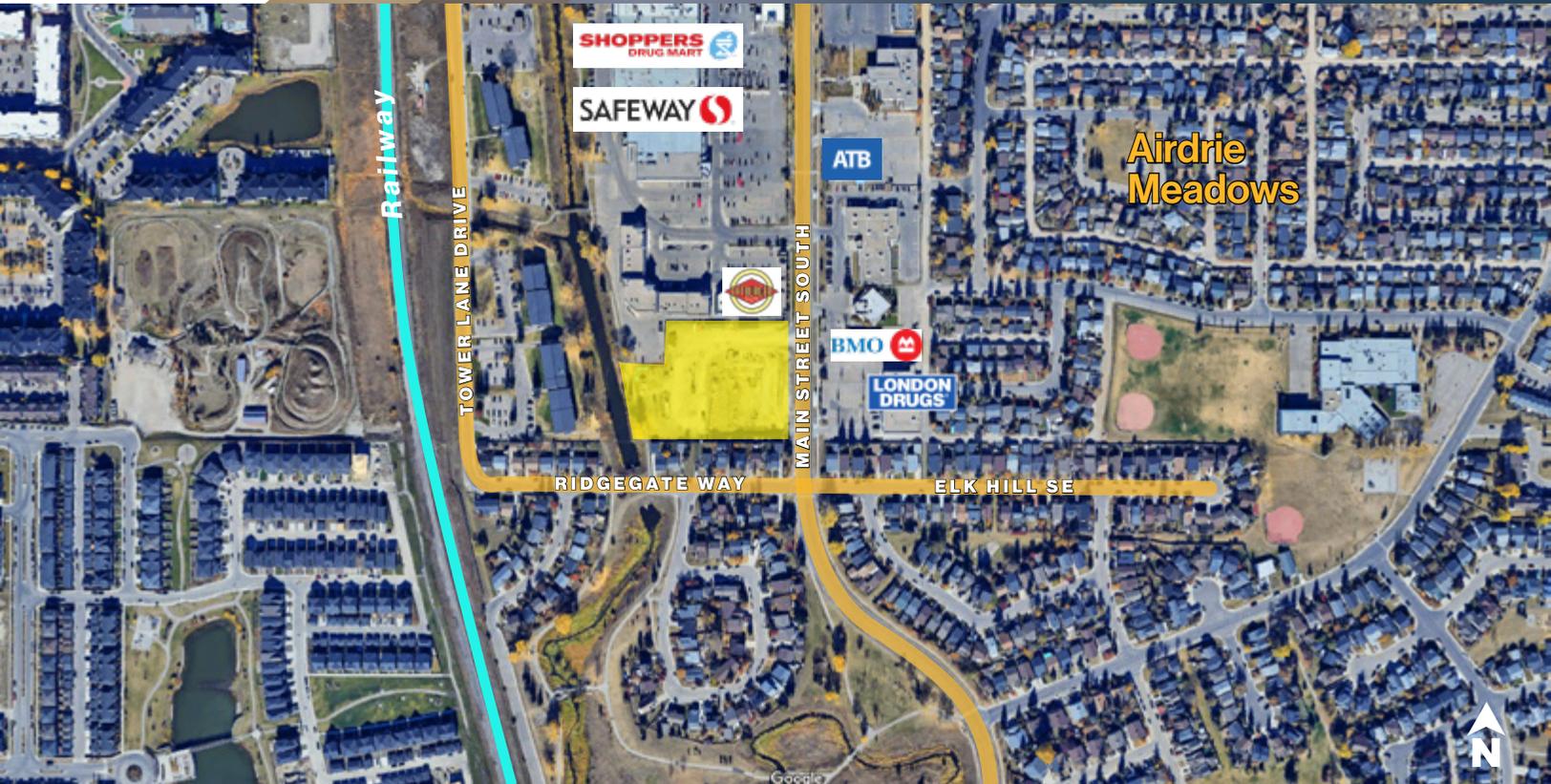


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For Lease

2000, 28 Kingsview Road SE | Airdrie AB

New Build Retail Opportunity



 **NEIGHBORHOOD**
Airdrie

 **POPULATION 3KM**
48,772

 **MEDIAN AGE**
34.9

 **HOUSEHOLD INCOME**
\$100,209

 **TRAFFIC COUNT**
13,880 VPD | Kingsview Blvd & Kingsview Hghts
84,500 VPD | Highway 2 & Yankee Valley



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For more information, please contact one of our associates.

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