



RETAIL SPACE  
**FOR SALE**

KINGS POINTE — 28 KINGSVIEW ROAD SE  
AIRDRIE, ALBERTA

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28 KINGSVIEW  
ROAD





## GENERAL INFORMATION

NEW PREMIUM COMMERCIAL DEVELOPMENT IN THE GROWING COMMUNITY OF KINGS HEIGHTS IN AIRDRIE

AMPLE PARKING WITH 133 STALLS

EASY ACCESS TO YANKEE VALLEY BLVD. VISIBLE FROM THE QUEEN ELIZABETH HIGHWAY, AND RIGHT NEXT TO KINGSVIEW MARKET

BOASTING EUROPEAN FLARE WITH A FOCUS ON FAMILY AND COMMUNITY

## PROPERTY INFORMATION & TRAFFIC COUNTS

### LOCATION

28 KINGSVIEW ROAD SE,  
AIRDRIE

### PRICE

\$482,250  
OR \$300 / SQ. FT.

### TRAFFIC COUNTS

YANKEE VALLEY BLVD AND SIERRA SPRINGS DR:  
45,000 VEHICLES / DAY

### AVAILABLE FOR SALE

UNIT 3160  
1,608 SQ. FT. +/-

### ZONING

IB-1

YANKEE VALLEY RD SE AND KINGSVIEW RD SE:  
29,286 VEHICLES / DAY

### PARKING

AMPLE WITH 133 STALLS

### AVAILABLE

IMMEDIATELY

## DEMOGRAPHICS

### POPULATION

	1KM	5KM	10KM
2021	5,518	69,218	71,479

### GROWTH

	14.23%	13.59%	13.39%
2021 - 2026			

### AVERAGE INCOME

	\$126,986	\$128,636	\$130,209
2021			

### MEDIAN AGE OF POP.

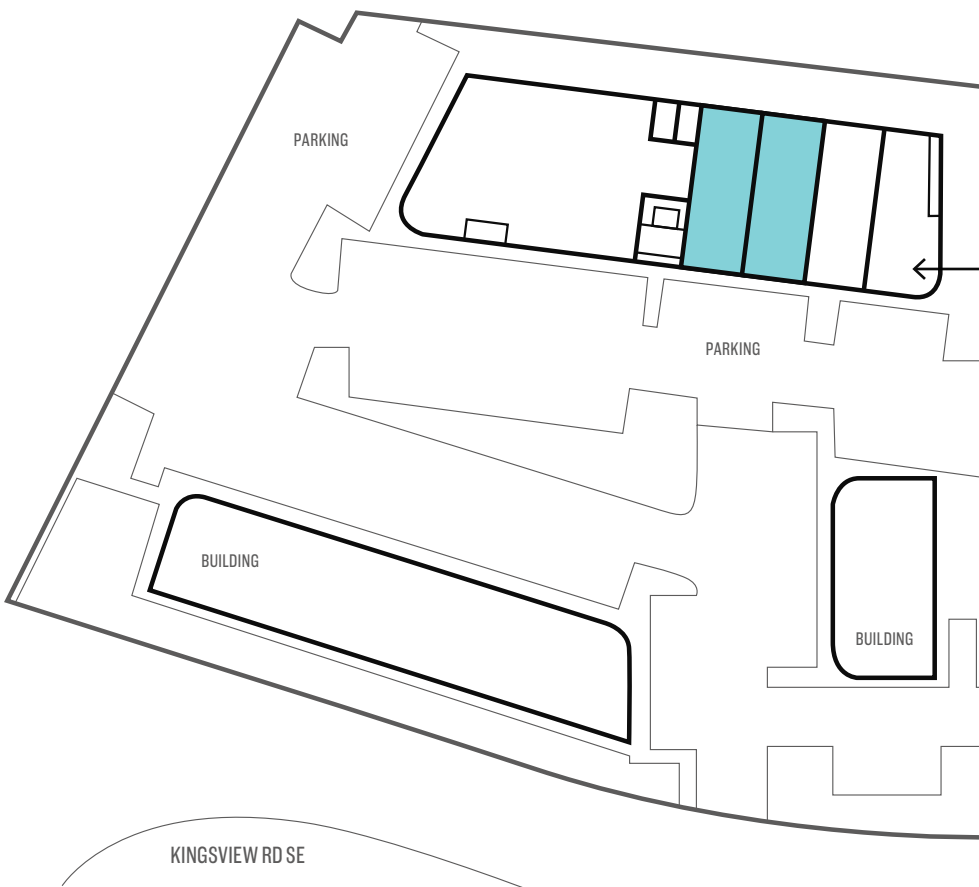
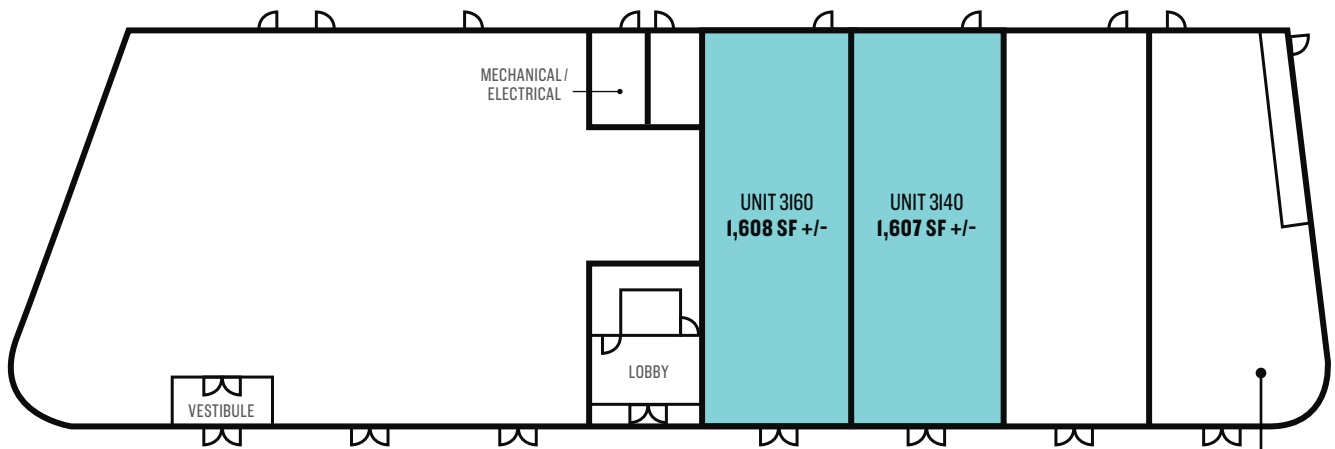
	34.90	35.10	35.30
2021			

VISIT US  
300, 525 11<sup>TH</sup> AVENUE SW  
CALGARY, ALBERTA T2R 0C9

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SITE PLANS



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