



1113, 403 Mackenzie Way SW, Airdrie, Alberta - \$1,100,000



Main Photo

Property Description

Photos
Coming
Soon



P:

6% Cap - Turnkey Medical Retail Investment in Airdrie's Creekside Village - \$1.1M.

Looking for a passive, income-generating asset with strong tenants and a solid return?

Located in Creekside Village, SW Airdrie, this fully leased medical retail condo offers a 6% cap rate and immediate cash flow from two long-term tenants: A pharmacy & A psychology practice.

Surrounded by 800+ residential units within walking distance.

Shadow-anchored by Sobeys - high foot traffic.

Ample surface parking for patients and staff.

Easy access to major roads - perfect for medical + logistics synergy.

Neighboring tenants include Anytime Fitness, MDJ Law, and Mountain Health Team.

Offered at \$1,100,000 - Ideal for investors seeking a dependable, low-maintenance property.

Solid location. Strong tenants. Steady income. 6% Cap - What more could you want?

REALTOR Referral



REALTOR®

Mobile: N/A

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Website: <https://www.real-estate-homes.ca/>

Courtesy Of: eXp Realty

Photos
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