

# KINGSVIEW CROSSING

2903 Kingsview Blvd S.E. Airdrie, AB

RETAIL / OFFICE / COMMERCIAL / INDUSTRIAL  
1395 - 1575 Sq. Ft. ± Bays for Sale or Lease



**WILL BUILD TO SUIT**

For Further Information Please Call:

**RON ROBERTS**

CENTURY 21 Castlewood Agencies

Bus: 948-2121

Cell: 650-0523

[www.RonRobertsRealtor.Com](http://www.RonRobertsRealtor.Com)

**ED EGGERER**

CENTURY 21 Castlewood Agencies

Bus: 948-2121

Cell: 669-3263

[www.AirdrieCommercialRealEstate.ca](http://www.AirdrieCommercialRealEstate.ca)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by Purchaser prior to purchase.



## 2903 Kingsview Blvd S.E.

MUNICIPAL ADDRESS: 2903 Kingsview Boulevard SE  
Airdrie, AB T4A 0C4

LEGAL DESCRIPTION: Phase I - Condo Plan 0713300  
Phase II – Condo Plan 0810635

LAND USE CLASSIFICATION: IB1

UNIT PURCHASE PRICES: Phase I - \$175.00 / sq. ft.  
Phase II - \$180.00 / sq. ft.

PROPERTY TAXES: To be determined. (Mill rate is .00972886)

LEASE RATE: \$13.00/sf NET escalating

LEASE OPERATING COSTS: Estimated @ \$2.25\*/sq. ft. Includes condo fees, insurance.  
Utilities separate. (\*Subject to change).

<u>BAY #</u>	<u>UNIT</u>	<u>SQ. FOOTAGE±</u>	<u>UNIT COST</u>	<u>2010 - 2011 CONDO FEE / MONTH</u>
302	32	1575	\$275,625	\$292.50
205	39	1400	\$252,000	\$261.30
204	40	1535	\$276,300	\$286.65
202	42	1495	\$269,100	\$278.85
201	43	1395	\$250,100	\$259.35
105	44	1470	\$264,600	\$273.98
104	45	1505	\$270,900	\$280.80

- New 'build-to-suit' contemporary condo bays.
- Completely maintenance free exterior, stucco, glass, colored metal fascia, and built-up roof.
- High quality architectural controls on exterior finishing and landscaping.
- Well planned site designed for efficient flow.
- High profile location in Airdrie's newest Business and Industrial Park.
- Convenient access located off Highway #2 on the northwest corner of Kingsview Blvd and Kingsview Way.

**BUILDING SPECIFICATIONS:**

**CONSTRUCTION EXTERIOR**

- Conventional steel construction
- Steel cladding at the rear and sides
- Standing Steel roof
- Combination of stucco, glass and steel on the front elevation
- Paved front and rear parking areas
- Rear parking area is gated and fenced with chain link

**INTERIOR**

- Demising walls have one hour fire rating (not finished)
- 24' Ceiling height
- One 2pc rough-in for bathroom
- 5" Concrete slab floor
- 100 amp panel
- Sump in rear warehouse
- Individually metered for gas, water, and power

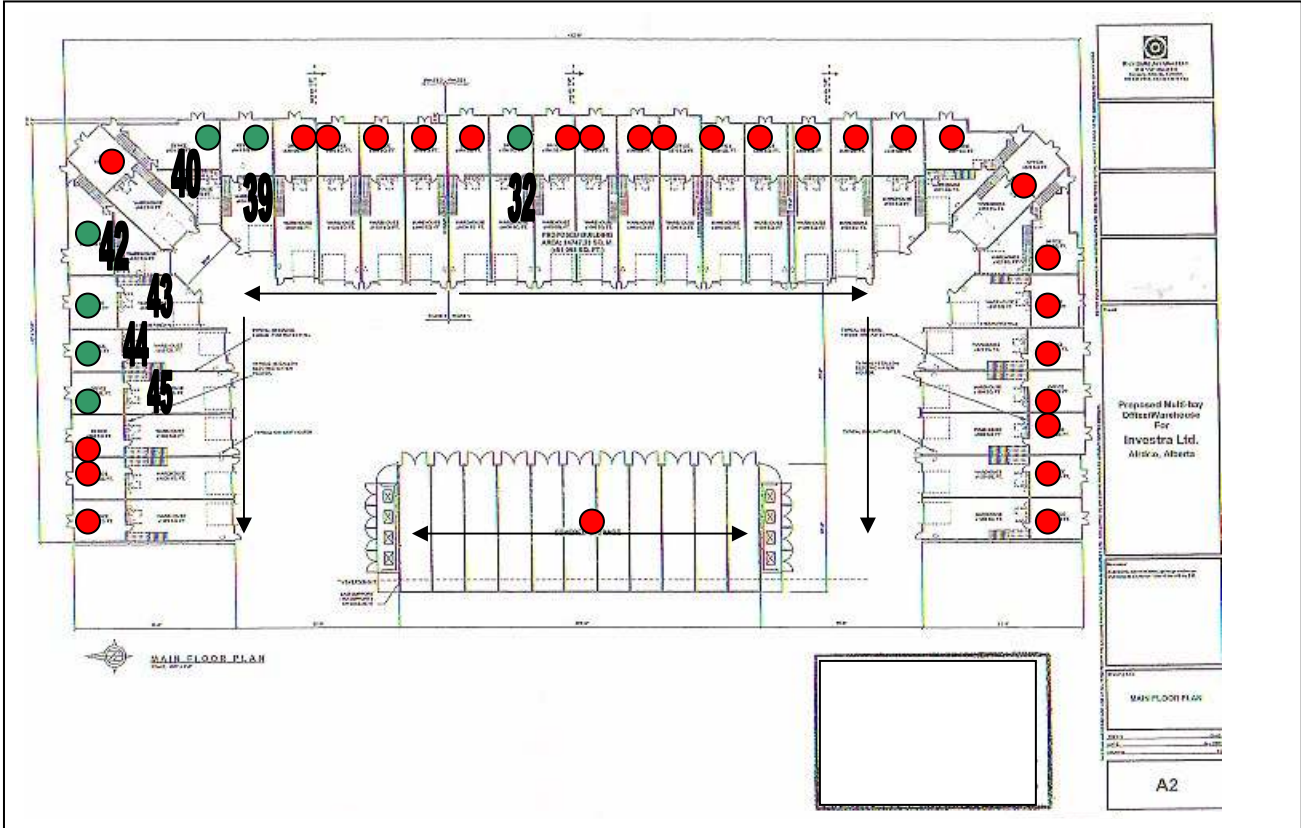
**DOORS**

- Glazed front entrance door
- Steel rear man door
- Insulated overhead door

**HEATING AND COOLING**

- One HVAC stubbed in
- One overhead Heater
- One Hot water tank - electric

SITE PLAN



- Sold / Leased
- Conditional
- Available

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