

KINGSVIEW PLAZA

2914 Kingsview Blvd S.E.

Airdrie, AB T4A 0A9

RETAIL / OFFICE / COMMERCIAL / INDUSTRIAL Bays
for Sale or Lease

85% Sold



RON ROBERTS

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All above information, although believed to be correct, is not warranted to be so.

Kingsview Plaza

HIGHLIGHTS

MUNICIPAL ADDRESS:	2914 Kingsview Boulevard, Airdrie, AB T4A 0A9
LEGAL DESCRIPTION:	Condo Plan 0713053
SITE AREA:	2.84 Acres ±
LAND USE :	IB1
BUILDING DESCRIPTION:	See attached Specification Sheet
PROPERTY TAXES:	To be determined. (Mill rate is .01711172)
CONDO FEES:	Estimated for Purchase @ \$2.50/sq. ft. (subject to change)
COMMON AREA FEES:	Estimated for Lease @ \$5.00/sq. ft. (subject to change)
PURCHASE PRICE:	Retail / Office - \$200.00 per sq. ft. Commercial / Industrial - \$170.00 per sq. ft.
LEASE RATES:	Retail / Office - \$18.00 per sq. ft. Commercial / Industrial - \$15.00 per sq. ft.

BUILDING A – RETAIL / OFFICE

<u>UNIT</u>	<u>SQ. FOOTAGE</u>	<u>COST PER SQ. FT.</u>	<u>UNIT COST</u>
8	2056	\$200.00	\$411,200

BUILDING B – COMMERCIAL / INDUSTRIAL

<u>UNIT</u>	<u>SQ. FOOTAGE</u>	<u>COST PER SQ. FT.</u>	<u>UNIT COST</u>
9, 10, 20	1575 sf*	\$170.00	\$267,750.00

*Available up to 26,000 square feet.

- High profile location in Airdrie's newest Business and Industrial Park backing onto Airdrie's newest and largest eastside community by Melcor Developments – King's Heights
- Located just off of Highway 2 (QEII) with easy access into the development from all directions
- New 'build-to-suit' contemporary condo bays in an environmentally friendly building
- Completely maintenance free exterior: stucco, glass, colored metal fascia, built-up roof and parking lot
- High quality architectural controls on exterior finish and landscaping
- Well planned site designed for efficient traffic flow



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BUILDING SPECIFICATIONS:

BUILDING

- All steel structure with Q-deck on steel joists
- Exterior finish is high quality glass and stucco
- Building's exterior and roof finishes will be designed to be maintenance free
- Upper level glazing

SIGNAGE

- Two dual-sided, illuminated, freestanding pylon signs to be located in front of the site facing North/South on Kingsview Blvd
- Ample sign space provided above each individual bay

ROOF

- EPDM roof on R-20 insulation

CEILING

- Retail/Office to have 21 ft clear ceiling height. Can accommodate mezzanine floor for office space and/or storage. Mezzanine to have glass windows as well
- Commercial/Industrial bays to have 23 ft clear ceiling height. Can accommodate mezzanine floor for office space and/or storage with City of Airdrie approval. Mezzanine to have glass windows as well

DOORS AND WINDOWS

- All bays to have one front push/pull glass man door
- Retail/Office bays to have one rear steel man door and frame
- Commercial/Industrial bays to have one 10'x14' overhead metal insulated drive-in loading door; comes with electric opener (adequate truck maneuvering space provided in front of each bay)

FOUNDATION

- 5" reinforced 25 MPA concrete slabs with frost wall on spread footings

PLUMBING

- One 2pc bathroom rough-in for washroom to be located in rear of each bay
- One floor drain to be located in rear of each bay

ELECTRICAL

- 100 amp, 3-phase service with an electrical panel provided to each bay



MECHANICAL

- Retail/Office bays to each have a four ton roof top HVAC unit with supply and return air ducts dropped into each bay
- Commercial/Industrial bays to each have a 80,000 BTU side wall vented overhead heater (subject to change)

WALLS

- Demising walls will be 6" insulated fire-rated gypsum board (drywall)
- Finished walls will be fire taped only.

TELECOMMUNICATION

- One telecommunication conduit into each bay

UTILITIES

- A separate mechanical room to service entire building
- Separate water meter for each bay
- Separate gas meter for each bay
- Separate electrical meter for each bay

PARKING AND LANDSCAPING

- Parking lot to be 4", 100 mm paved asphalt to accommodate heavy trucks
- Adequate truck maneuvering space provided on site for large trucks
- Driveways into and out of the site to be 10 meters wide with 6 meter flares
- Grass, trees and shrubs in accordance with the City of Airdrie's Land Use Bylaw

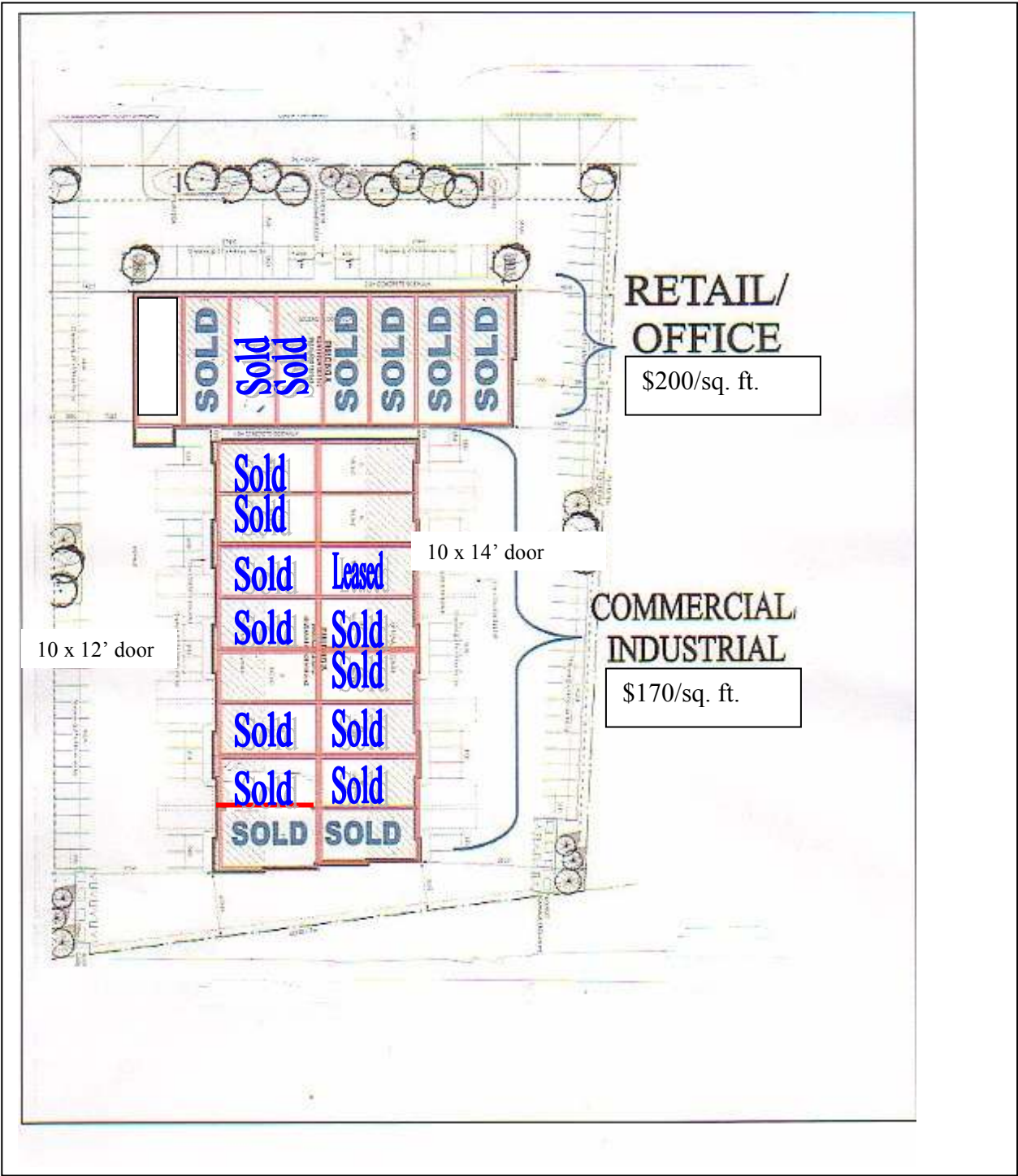
OPTIONAL UPGRADES / MODIFICATIONS

Price quote for the following items is available upon request

- Larger electrical services
- Additional plumbing rough-ins, sumps, shower stalls and bathrooms
- Specialty floor/slab finishing (ie stamped, acid stained, carpeted, tiled, etc.)
- In-slab heating
- Loading dock instead of drive-in
- Overhead doors can be replaced with stucco, glass or any other approved material
- Other plumbing requirements rough-ins
- Roof top HVAC units
- Demising wall finishing
- Interior space and/or Mezzanine floor build out with City of Airdrie approval
- Full turnkey development available
- Vendor will try to accommodate any other reasonable modifications or upgrades that might be required by the Purchaser

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SITE PLAN



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