

KINGSVIEW PLAZA

2914 Kingsview Blvd S.E.

Airdrie, AB T4A 0A9

RETAIL / OFFICE / COMMERCIAL / INDUSTRIAL BAYS



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Kingsview Plaza

HIGHLIGHTS

MUNICIPAL ADDRESS: 2914 Kingsview Boulevard, Airdrie, AB T4A 0A9
LEGAL DESCRIPTION: Condo Plan 0713053
LAND USE : IB-1 (Industrial Business Park 1)

BUILDING B – COMMERCIAL / INDUSTRIAL

<u>BAY</u>	<u>UNIT</u>	<u>MLS #</u>	<u>SQ. FOOT</u>	<u>PURCHASE PRICE</u>	<u>CONDO FEE</u>	<u>TAXES</u>
203	11	C1017849	1575 sf	\$235,000.00	\$312.01	\$2432.25

- 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
- '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 AND ROOF

- All steel structure with Q-deck on steel joists
- EPDM roof on R-20 insulation

DOORS AND WINDOWS

- One front push/pull glass man door
- Either a 10' x 14' or 10' x 12' overhead metal insulated drive-in loading door; 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

CEILING

- 23 ft clear ceiling height. Can accommodate mezzanine floor for office space and/or storage with City of Airdrie approval.

WALLS

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

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

- 80,000 BTU side wall vented overhead heater

UTILITIES

- Separate mechanical room to service entire building
- Separate water meter, gas meter and electrical meter for each bay
- One telecommunication conduit into each bay

SIGNAGE

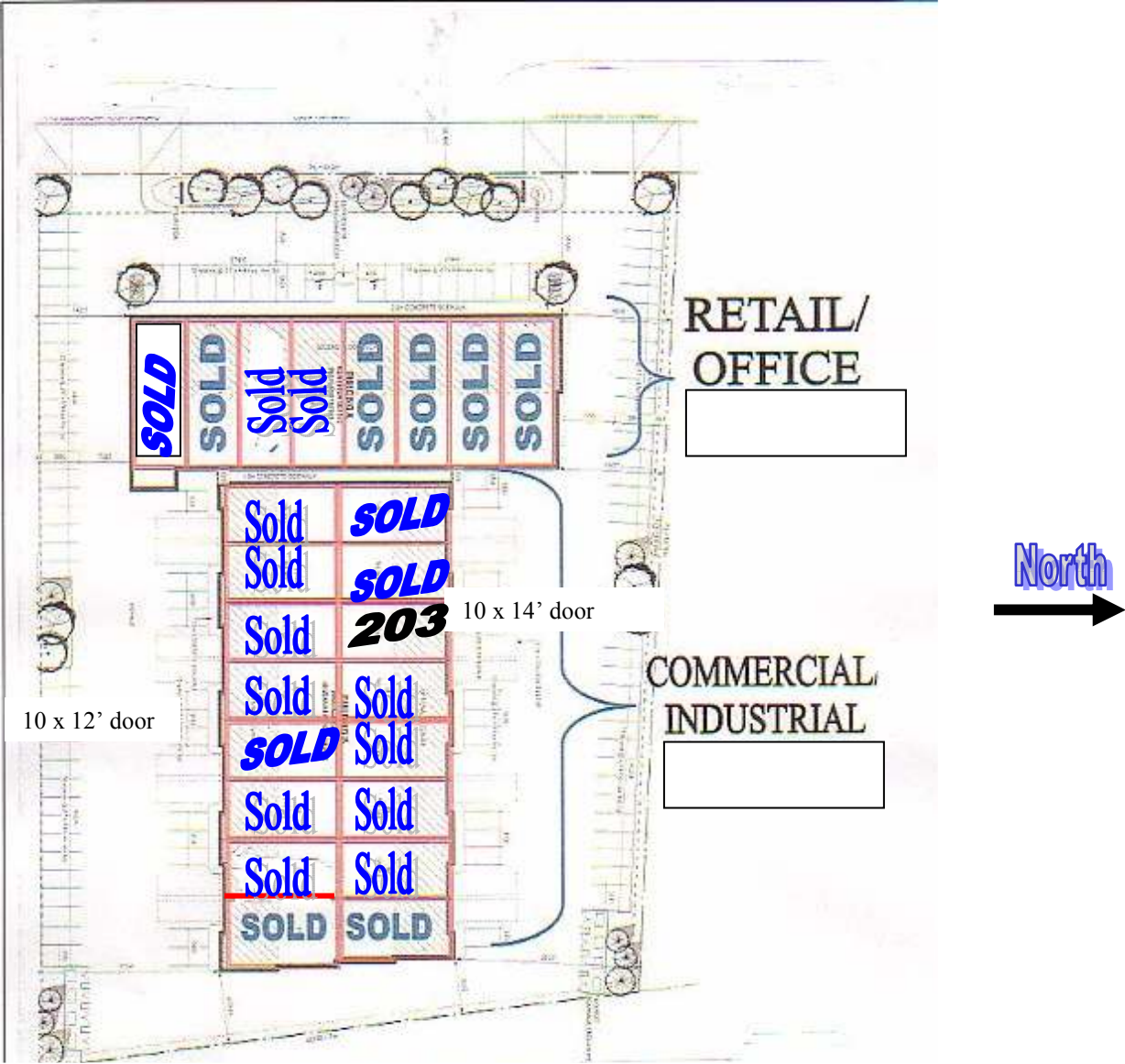
- Dual-sided, illuminated, freestanding pylon sign
- Ample sign space provided above each individual bay



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SITE PLAN



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