

# \$5,400,000 - 3204 Main Street Se, Airdrie

MLS® #A2199463

**\$5,400,000**

0 Bedroom, 0.00 Bathroom,  
Land on 5.96 Acres

South Point, Airdrie, Alberta

Click listing brochure for more information\*\*  
Commercial Development Land. Various lot sizes are available from 5.11 to 21.30 Acres. Located within South Point Village in the vibrant, rapidly growing city of Airdrie, AB, this master-planned commercial district offers a prime opportunity for commercial development. Strategically positioned between Queen Elizabeth II Highway and the South Point residential community, these lots offer excellent visibility and accessibility. Airdrie, AB is experiencing significant economic growth, with rising property values and expanding business opportunities. Key advantages include: No business tax and low property taxes; Strong demand for commercial space driven by population growth; and Strong support from local government and community for commercial development projects.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2199463        |
| Price     | \$5,400,000     |
| Bathrooms | 0.00            |
| Acres     | 5.96            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|         |                     |
|---------|---------------------|
| Address | 3204 Main Street Se |
|---------|---------------------|



|             |             |
|-------------|-------------|
| Subdivision | South Point |
| City        | Airdrie     |
| County      | Airdrie     |
| Province    | Alberta     |
| Postal Code | T4B 0Y7     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 193             |
| Zoning         | C3              |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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