



CREEKSIDE CROSSING

124 8 Street SW, Airdrie, Alberta

Unit 1109 - 1,793 SF (Patio Opportunity)

HEATHER WIETZEL

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TAURUSGROUP.COM



ABOUT

BUILDING HIGHLIGHTS

Creekside Crossing, an established outdoor shopping centre, located on two major connector roads in the heart of west Airdrie.

- Located on the prominent corner of 8th Street and 1st Avenue
- Anchored by Sobey's grocery store
- Abundant, free parking for tenants and customers
- Digital pylon signage available on 8th Street
- Targeted Uses: coffee, breakfast, quick service restaurant



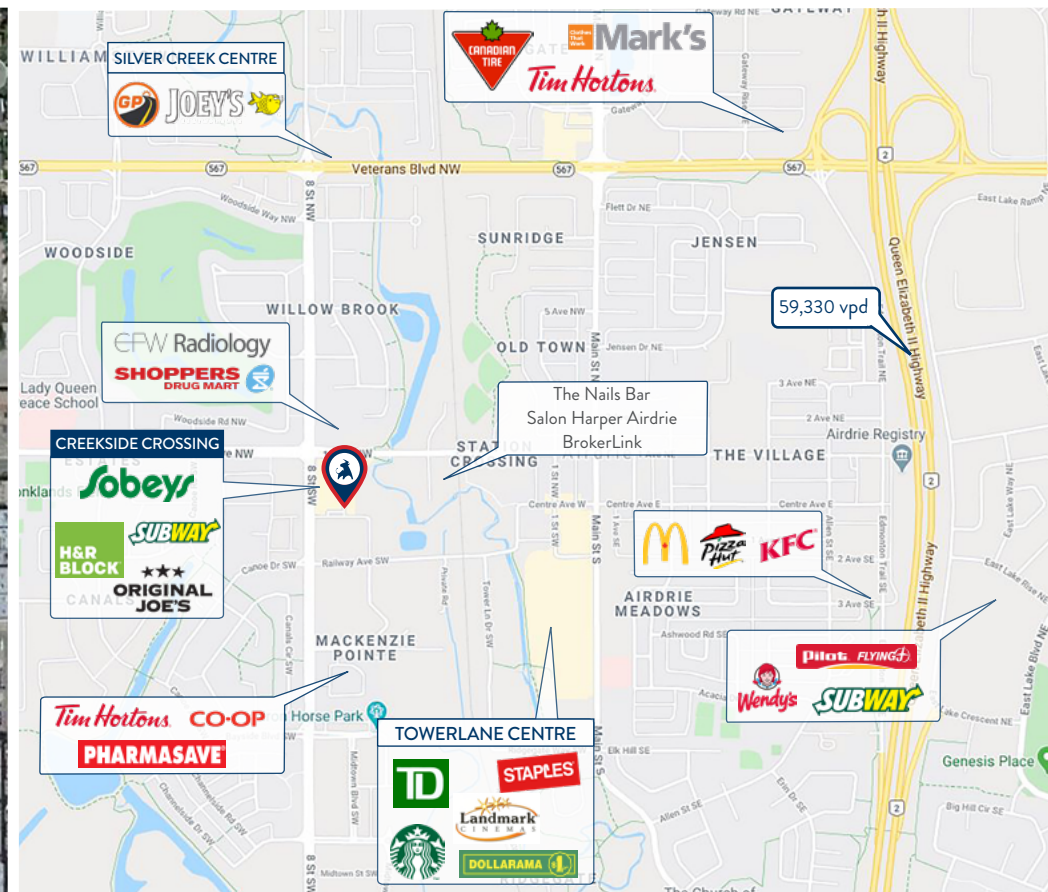
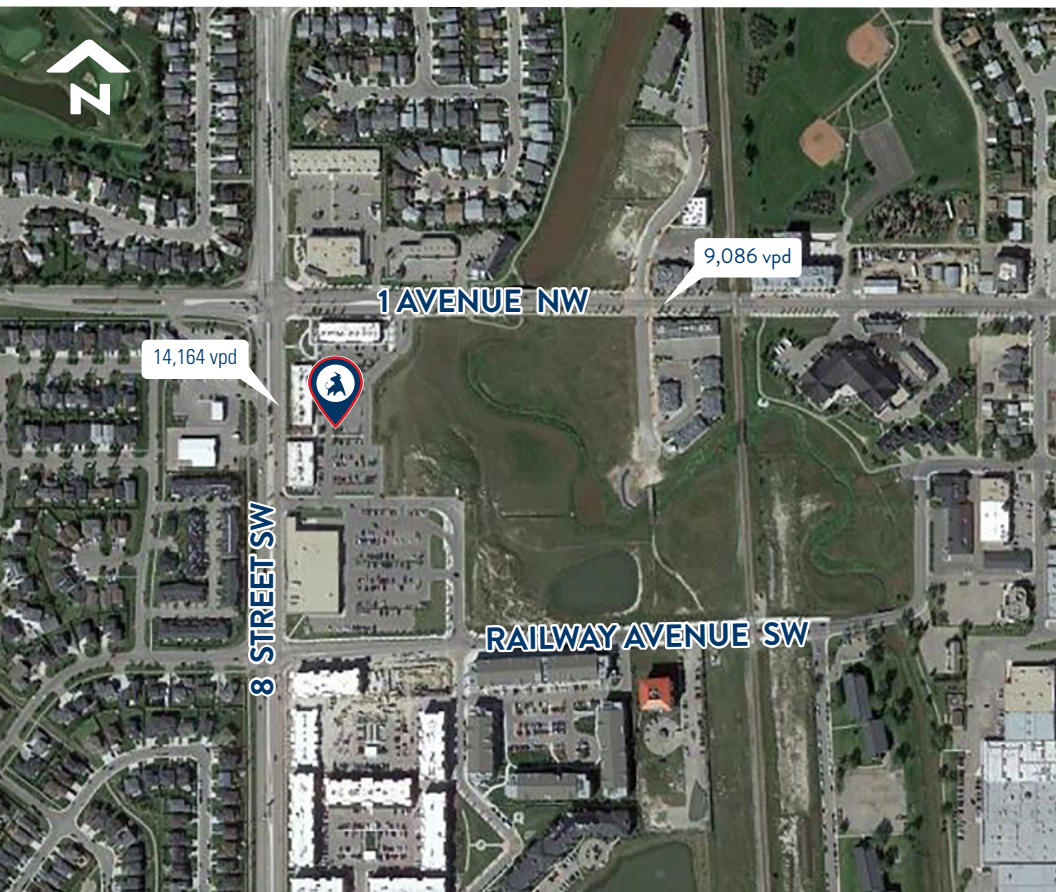
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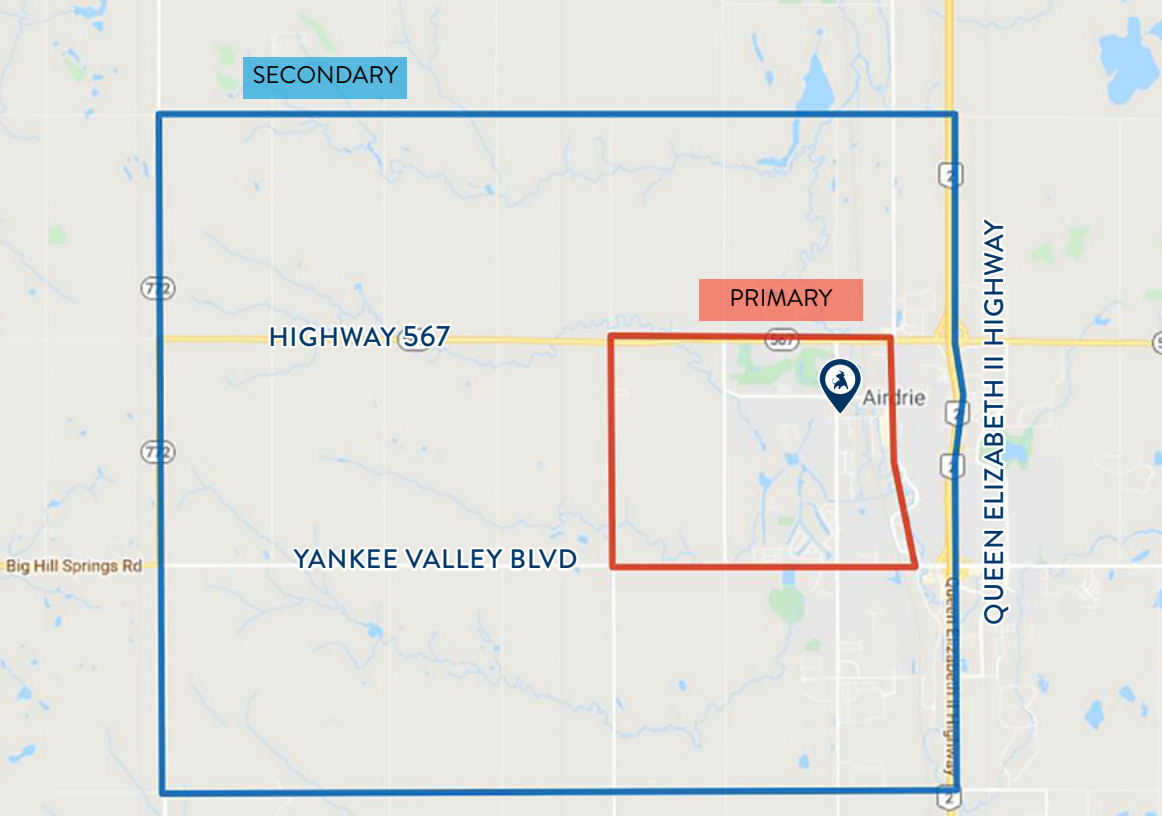
LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Over 23,000 vehicles pass the site daily, with convenient access to Main Street
- Continued population growth expected in trade area, further increasing retail demand

- 16 schools within a 5 min drivetime ranging from K-12
- Central to surrounding communities including Willow Brook, Woodside and Airdrie Meadows, with a total population of 10,362 residents





COMMUNITY

DEMOGRAPHIC DATA



POPULATION

Primary:	26,533
Secondary:	57,302
Airdrie:	74,100



DAYTIME POPULATION

Primary:	14,644
Secondary:	36,316



AVERAGE AGE

Primary:	35.6
Secondary:	34.5
Airdrie:	34.8



HOUSEHOLD INCOME

Primary:	\$116,885
Secondary:	\$121,568
Airdrie:	\$122,700



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Site: 71,152 sq ft
Retail Size: 31,971 sq ft

LANDLORD

GWL Realty Advisors

ZONING

M3

PARKING

351 surface stalls

MUNICIPAL ADDRESS

124 8 Street SW, Airdrie AB

YEAR BUILT

2010

LEGAL DESCRIPTION

Plan: 10150
Block: 1
Lot: 5



ADDITIONAL RENT 2025 ESTIMATES

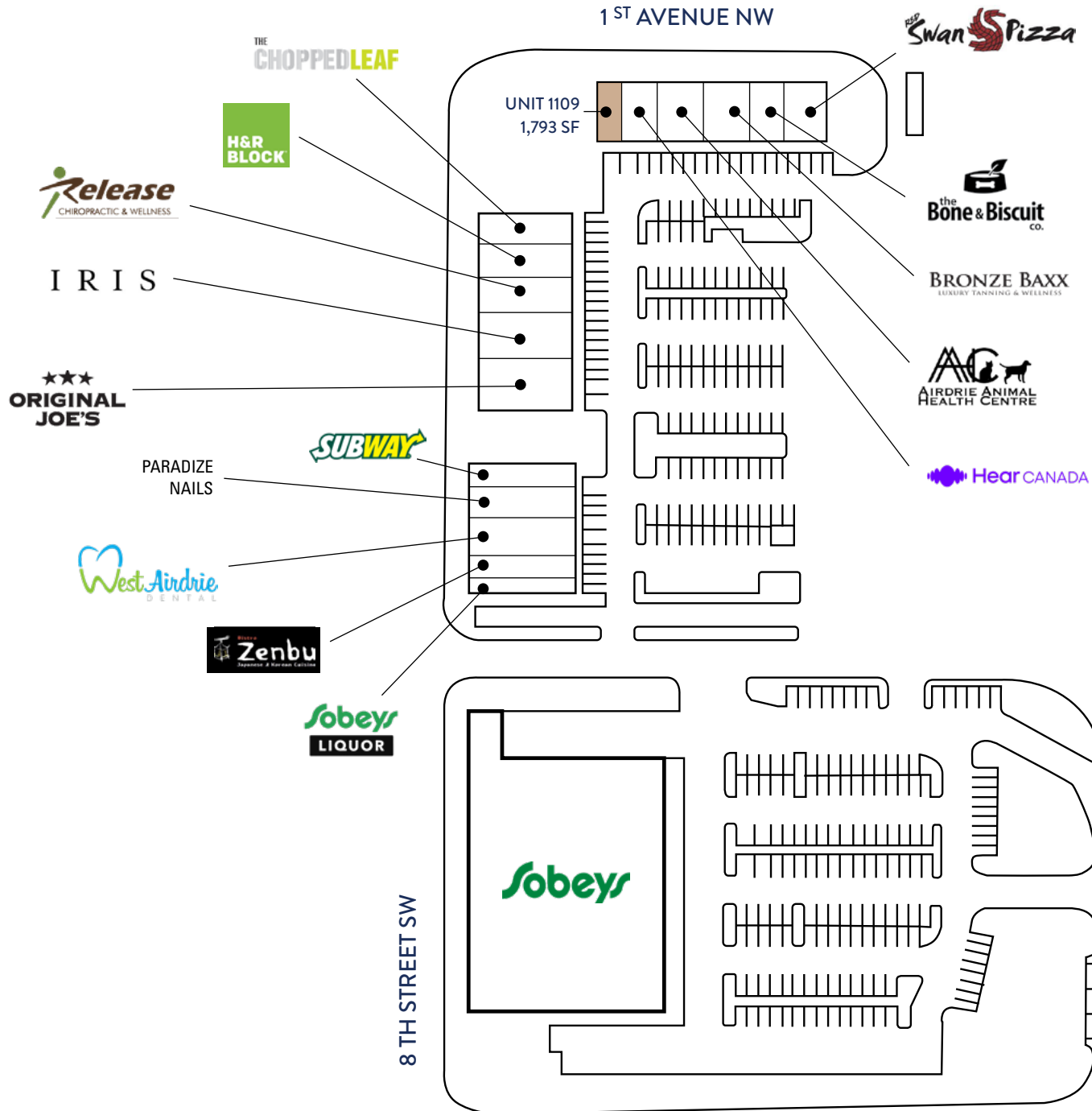
Operating Costs	\$11.72 PSF
Property Tax	\$ 5.39 PSF
Total	\$ 17.11 PSF

Premises Utilities	Seperately Metered
Management Fee	Included

TENANTS

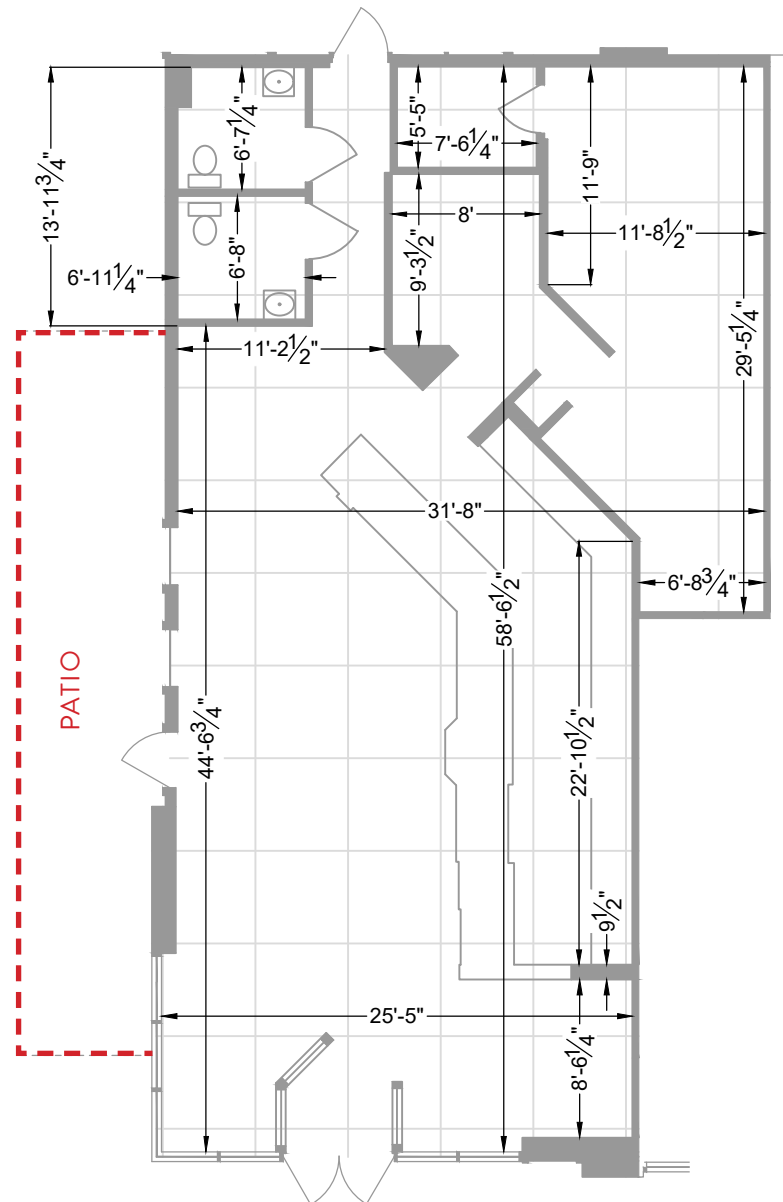


SITE PLAN



UNIT PLAN

UNIT #1109



UNIT

1109

RETAIL AREA

1,793 Square Feet

CEILING HEIGHT

20' Open Ceiling

POWER

120/208V, 400A

HVAC

10 Ton Unit

WATER

1" Line

GAS

1" Line

SEWER

4" Line

LOADING

Back Man Door Available

GARBAGE

Shared; Located in Parking Area

SIGNAGE

Electronic Pylon Sign

UNIT 1109



CONNECT WITH US

CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



Suite 1150, 333 11 Avenue SW,
Calgary, Alberta, T2R 1L9



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ABOUT THIS LISTING

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ADVISOR AND ADVOCATE FOR OWNERS AND DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

