

**Over 75% SOLD**

**BUILD TO SUIT**

# **KINGSVIEW PLAZA**

2914 KINGSVIEW BLVD S.E.  
AIRDRIE, AB T4A 0A9

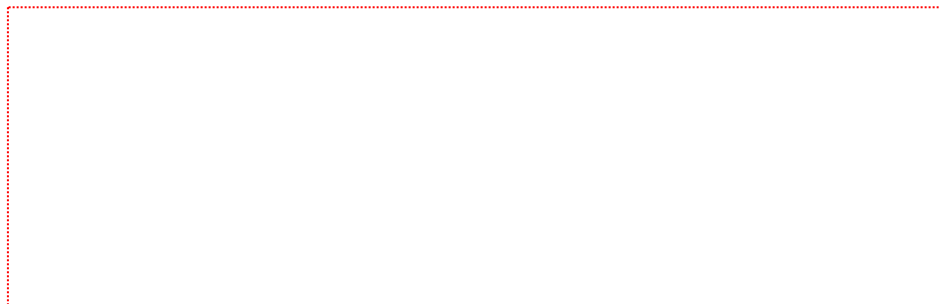
**RETAIL / OFFICE / COMMERCIAL / INDUSTRIAL  
BAYS FOR SALE OR LEASE**



(Front elevation subject to change)

**2.84 ACRES ON KINGSVIEW BOULEVARD**

**For Further Information Please Call:**



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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 S.E, AIRDRIE, AB. T4A 0A9
LEGAL DESCRIPTION:	LOT 8 BLOCK 4
SITE AREA:	2.84 ACRES ±
LAND USE CLASSIFICATION:	IB1
BUILDING DESCRIPTION:	PLEASE SEE ATTACHED SPECIFICATION SHEET
PROPERTY TAXES:	TO BE DETERMINED. (MILL RATE IS .01711172)
CONDO FEES:	EST. FOR PURCHASE @ \$2.50/SQ.FT. (SUBJECT TO CHANGE)
COMMON AREA FEES:	EST. FOR LEASE @ \$5.00/SQ.FT. (SUBJECT TO CHANGE)

**PURCHASE PRICE:**                         **RETAIL / OFFICE - \$200.00 / SQ. FT**  
**COMM / INDUSTRIAL - \$175.00 / SQ. FT**

**LEASE RATES:**                            **RETAIL / OFFICE - \$18.00 / SQ. FT**  
**COMM / INDUSTRIAL - \$15.00 / SQ. FT**

- ✚ High profile location in Airdrie's newest Business and Industrial Park
- ✚ Located just off Highway 2 on the southeast side of Airdrie
- ✚ Very convenient access.
- ✚ Completely maintenance free exterior, stucco, glass, colored metal fascia, parking lot and built-up roof
- ✚ Environmentally friendly building
- ✚ High quality architectural controls on exterior finishing and landscaping
- ✚ Well planned site with ample parking and designed for efficient flow
- ✚ Backing onto Airdrie's newest, largest and most desirable East-side community by Melcor Developments - 'King's Heights'

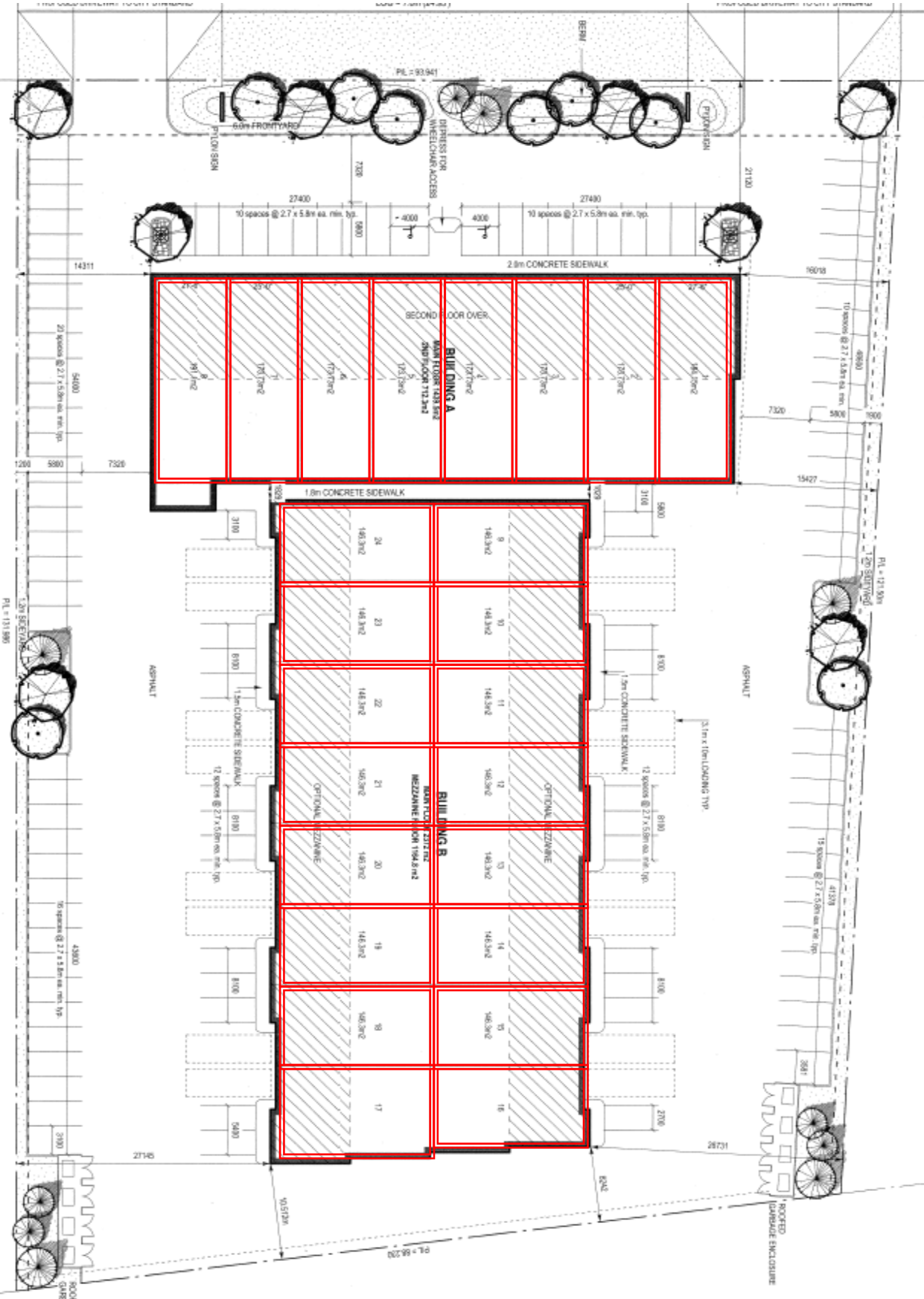
**KINGSVIEW PLAZA**

**SITE LOCATION**



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**SITE PLAN**



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**BUILDING SPECIFICATIONS**

**CONSTRUCTION SCHEDULE**

- ✚ Building completed

**BUILDING**

- ✚ Sprinklered building.
- ✚ All Steel structure with wood joists
- ✚ Exterior finish is high quality glass and acrylic stucco
- ✚ Building's exterior and roof finishes will be designed to be maintenance free
- ✚ Upper level glazing

**SIGNAGE**

- ✚ 2 dual-sided, illuminated, freestanding pylon signs to be located in front of the site facing NORTH/SOUTH on Kingsview Blvd (please refer to Architectural drawings for more details)
- ✚ 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 floor 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. Mezzanine floor to have glass windows as well

**DOORS AND WINDOWS**

- ✚ All bays to have 1 front push/pull glass man door.
- ✚ Retail/Office bays to have 1 rear steel man door and frame
- ✚ Commercial/Industrial bays to have 1 10' x 12' on the south side of the building and 1 10' x 14' on the north side. 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 ½ bathroom rough-in for washroom to be located in rear of each bay (sink and toilet)
- ✚ 1 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 4 Ton roof top HVAC unit with supply and return air ducts dropped into each bay and a 80,000BTU side wall vented over head heater
- ✚ Commercial/Industrial bays to each have a 80,000BTU side wall vented over head heater (subject to change)

## WALLS

- ✚ Demising walls will be 6" insulated fire-rated gypsum board (drywall)
- ✚ Finished walls will be in paint-ready condition

## TELECOMMUNICATION

- ✚ 1 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 power meter for each bay

## PARKING AND LANDSCAPING

- ✚ Parking lot to be 4", 100mm paved asphalt to accommodate heavy trucks
- ✚ Ample parking provided on-site
- ✚ 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. (please refer to Architectural drawings for more details)

## 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 (e.g. stamped, acid stained, carpeted, tiled or 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 build out
- ✚ Mezzanine floor build out
- ✚ Full turnkey development available
- ✚ Seller will try to accommodate any other reasonable modifications or upgrades that might be required by the Purchaser