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 - $195.00 / sq. ft** **Comm / Industrial - $165.00 / sq. ft**
LEASE RATES:	**Retail / Office - $18.00 / sq. ft** **Comm / Industrial - $15.00 / sq. ft**

BUILDING A – RETAIL / OFFICE

BAY	SQ. FOOTAGE	COST PER SQ. FT.	UNIT COST
1 – 8	1873*	$195.00	$364,650

*Up to 15,000 square feet available

BUILDING B – COMMERCIAL / INDUSTRIAL

BAY	SQ. FOOTAGE	COST PER SQ. FT.	UNIT COST
9 – 23	1575*	$165.00	$ 259,875
18 & 24	1307*	$165.00	$ 215,655

*Up to 26,000 square feet available

- 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'

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