

# \$160,000 - 123 Airdrie Coffee Shop Sw, Airdrie

MLS® #A2214357

**\$160,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown., Airdrie, Alberta

CORNER- UNIT / GREAT LOCATION / RARE OPPORTUNITY. Seize the chance to lease a prime 1,793 sq ft corner unit located on one of Airdrie's busiest routes—8 Street SW.

This is not a franchise sale. With steady vehicle traffic and rapid residential growth in the northwest, west and southwest Airdrie, this location offers unmatched exposure and opportunity. As new communities continue to emerge just west of the site, the demand for local, high-quality coffee and food options continues to grow. Currently built out as a café, the space features a well-designed customer seating area, espresso counter, and back-of-house service setup—perfect for a turnkey startup or customized renovation. The landlord is open to negotiating a new lease, or buyers can assume the existing lease if preferred. Notably, this is not a franchise resale—the new owner has the freedom to build their own independent coffee brand with no ongoing royalty fees, a major advantage in Airdrie where local businesses are enthusiastically supported. Additional highlights include ample shared customer parking in front of the unit, excellent storefront signage opportunities thanks to its prominent corner placement, and strong traffic drivers nearby such as schools, fitness centers, and busy retail shops. A rare chance to open in an area with minimal café competition, this is a standout opportunity for any entrepreneur or investor. The actual address & information will be released once an NDA is signed. Please do



not visit the location without a scheduled showing or ask questions to employees.

Built in 2010

### Essential Information

MLS® #	A2214357
Price	\$160,000
Bathrooms	0.00
Acres	0.00
Year Built	2010
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	123 Airdrie Coffee Shop Sw
Subdivision	Downtown.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0V7

### Additional Information

Date Listed	April 24th, 2025
Days on Market	1

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.