

# \$399,900 - 101, 44 Gateway Drive Ne, Airdrie

MLS® #A2256405

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.03 Acres

Gateway., Airdrie, Alberta

Great new office listing for your business. This well-appointed corner office has two offices, a large kitchen area, large bull pen area and plenty of storage. There is plenty of common parking in the front and rear of the building. Great access to highway #2 and great traffic volumes passing by this commercial mixed use Light Industrial Mall. The current zoning is DC27-A which offers many occupancy uses including Commercial School, Financial Service, Health Care, Limited, Office, Personal Service, Industrial Service and Sales and many more. Condo fees are \$415.00 per month, and property taxes are \$430.00 per month. Call now to book your private tour.

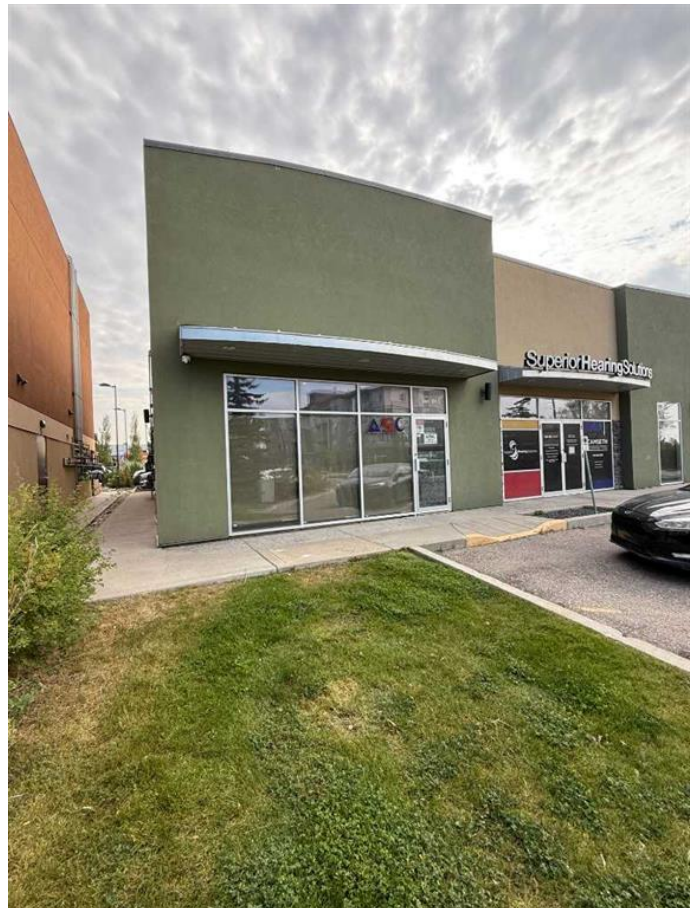
Built in 2011

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2256405   |
| Price      | \$399,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.03       |
| Year Built | 2011       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 101, 44 Gateway Drive Ne |
| Subdivision | Gateway.                 |



|             |         |
|-------------|---------|
| City        | Airdrie |
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4B 0J6 |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 54                   |
| Zoning         | DC-27-A              |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.