

**AVISON
YOUNG**



**ALLIANCE MJ
DEVELOPMENTS**

For Lease

Wildflower Gate

75 Wildwoods Court SW
Airdrie, AB



990 - 12,611 SF of Premium Retail Space Available

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Property details

ADDRESS

75 Wildwoods Court SW, Airdrie, AB

VACANCY

990 - 12,611 SF

SITE SIZE

2.55 Acres

AVAILABLE

2027 Possession

ZONING

Community Mixed Use District

LEASE RATE

Market

ADDITIONAL RENT

\$15.00 PSF (estimate)

Highlights



2.55 acre retail development in West Airdrie at entry point to Wildflower, a community that will be populated by over 3,200 residents at full buildout.



Site provides immediate access to three of Airdrie's fastest growing communities (Wildflower, Key Ranch, and Bayview/Baysprings).



Wildflower Gate will be positioned along 24th Street SW, which will become a major north-south arterial carrying traffic across West Airdrie.

PROJECT DELIVERY
SCHEDULED FOR

2026

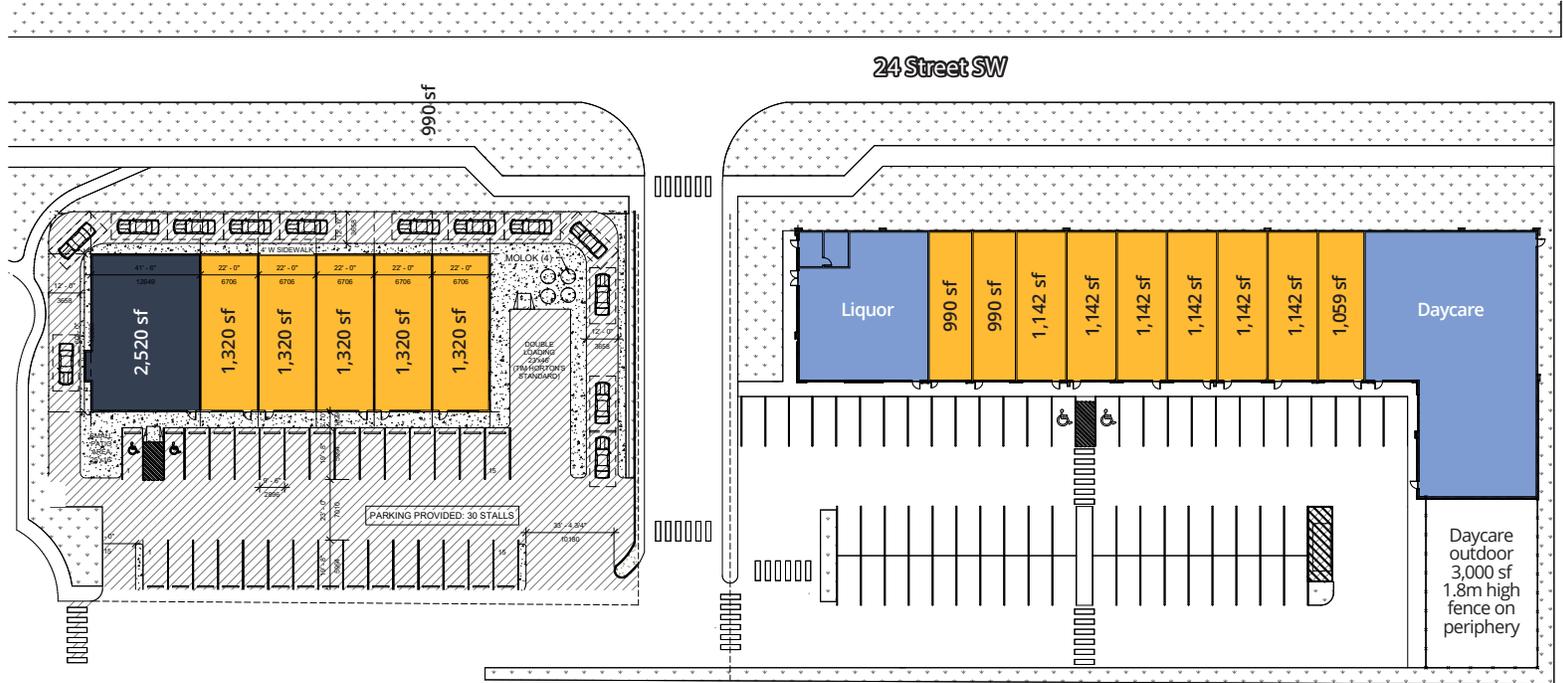


Site plan

AVAILABLE: 990 - 12,611 SF

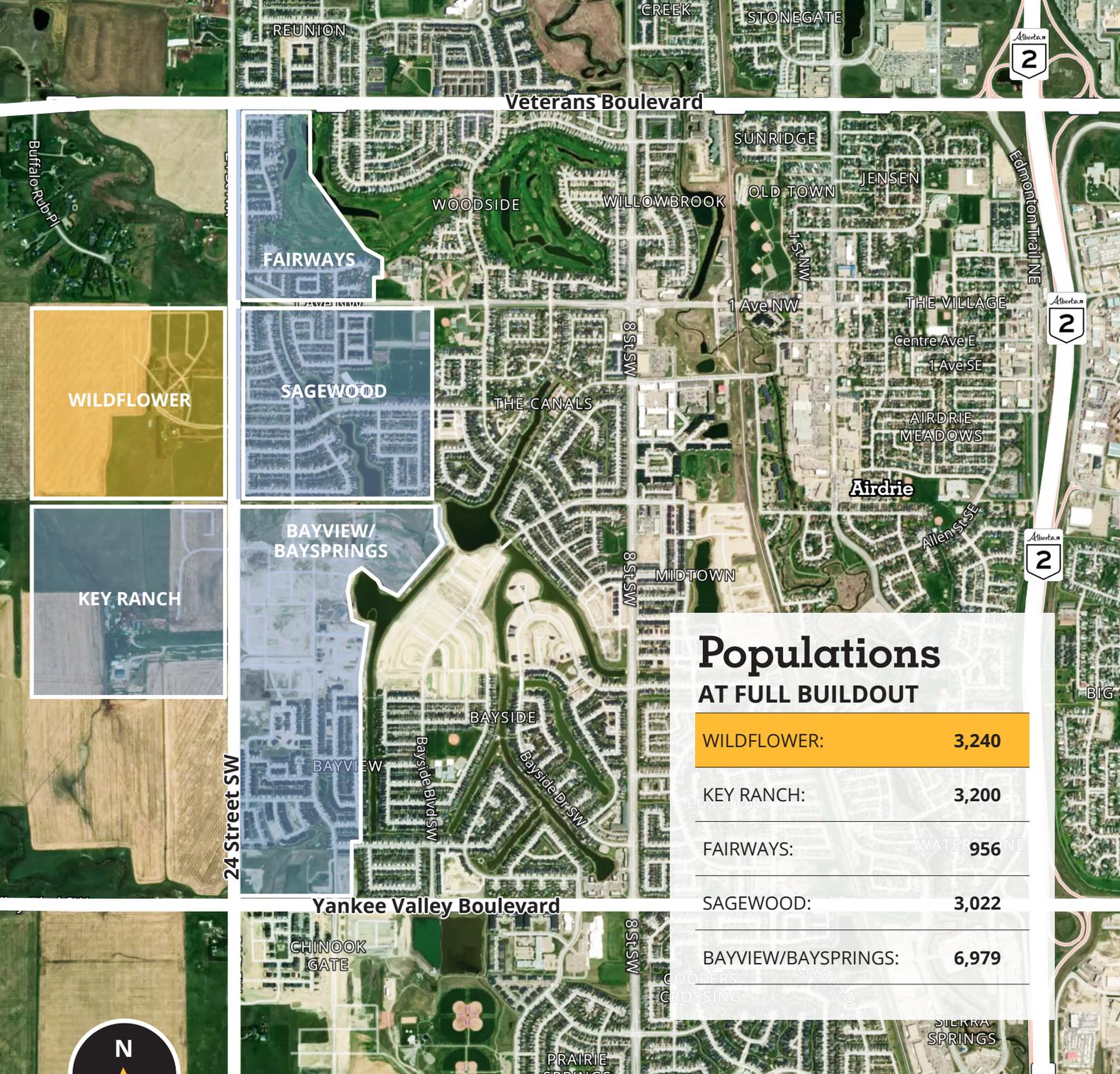


Available Conditionally Leased Leased



Site access point





AREA DEMOGRAPHICS

3km Radius



\$130,000

Average household income



22.3%

Growth rate 2019 - 2024



44,951

Est. 2024 Population



35.6

Average age

**AVISON
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Avison Young is the real estate partner businesses trust for intelligent, integrated solutions.

We deliver results that are aligned with your strategic business objectives, supporting real estate initiatives that add value and build competitive advantage for your organization.

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**Get
more
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