



Colliers

104 MacKenzie Way SW | Airdrie, AB

# Aura Retail Space for Sublease

Move-in ready main floor retail unit available for sublease. Located at the base of the Aura rental apartments. In SW Airdrie along Railway Avenue and MacKenzie Way SW, co-tenants include Anytime Fitness, Frilly Lilly, Airdrie Christian Childcare and a variety of professional services, boutique shops and more.

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# Property Overview

**Address:** 104 MacKenzie Way SW

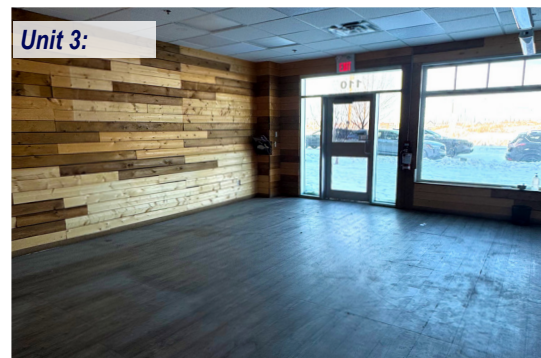
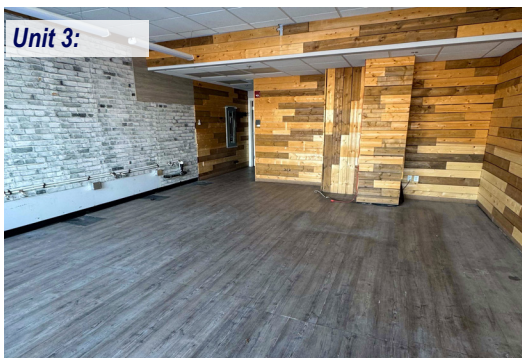
**Available Space:** Unit 3: 560 SF

**Occupancy:** Immediately

**Net Rent:** Market

**Operating Costs:** \$13.27 PSF est.

**Parking:** Ample surface & street



## Demographics



Current population (2025)

**59,744**



Projected population (2035)

**77,661**



Average household income (2025)

**\$138,996**

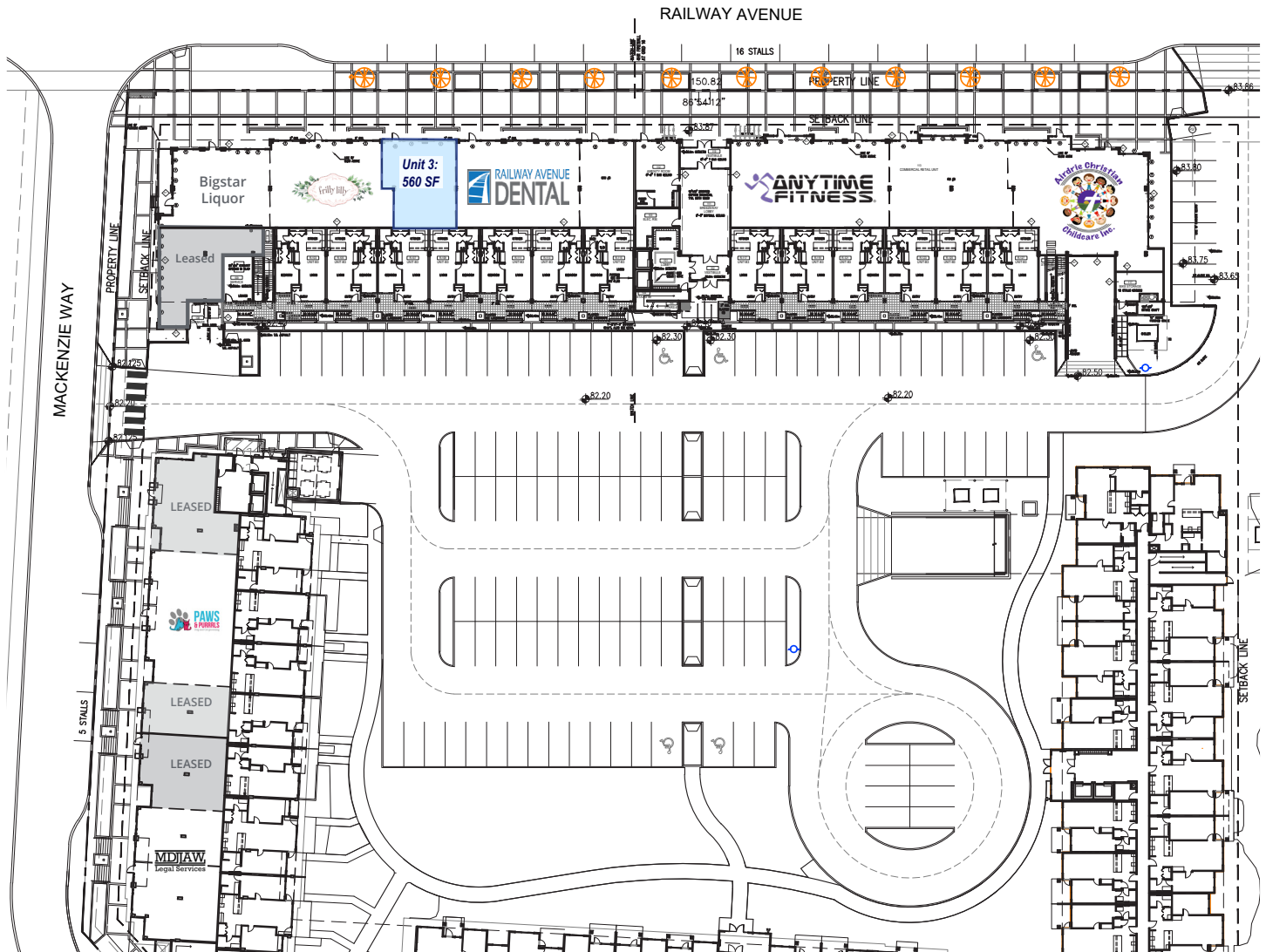


Projected household income (2035)

**\$176,996**

Based on a 3km radius

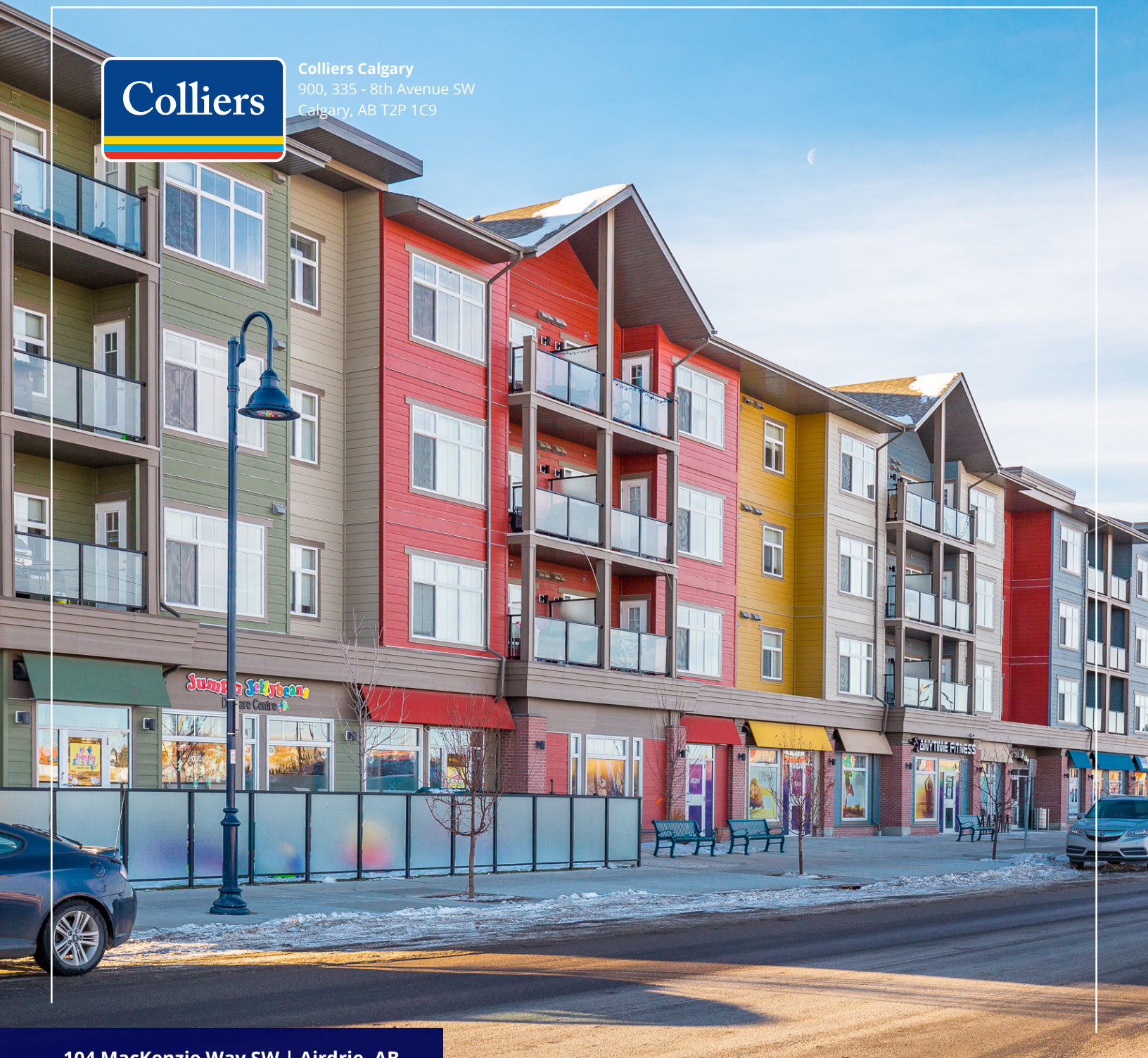
# Site Plan



- Main floor retail unit for sublease at the base of 2 multi-family buildings
- Former Barbershop space is fully fixtured and salon ready
- Co-tenants include a variety of professional services, boutique shops, and more, including Anytime Fitness, Frilly Lilly, Railway Dental, and Airdrie Christian Childcare
- Shadow anchored by Sobeys and Shoppers Drug Mart
- Over 50,000 residents living within 3km of the site



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