



RETAIL SPACE FOR LEASE

BAYSIDE VILLAGE

#5, 1301 8 STREET SW, AIRDRIE, AB

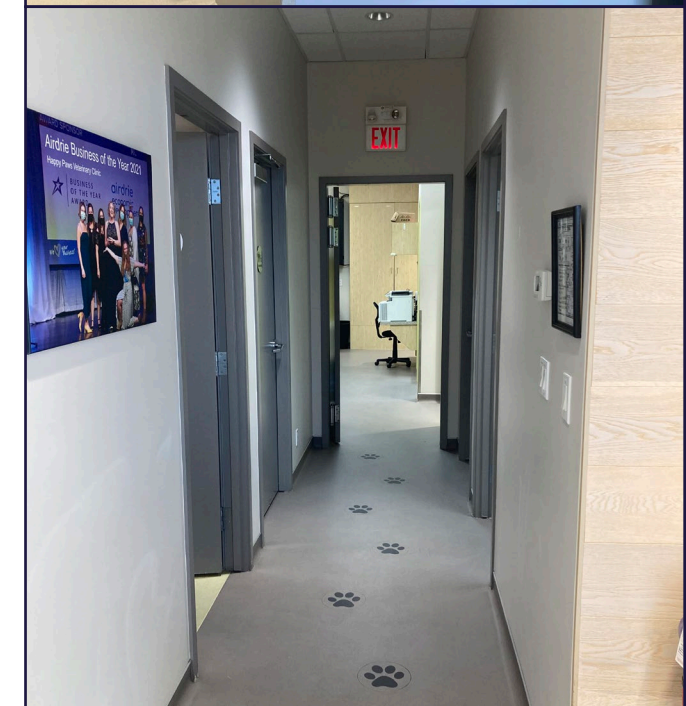
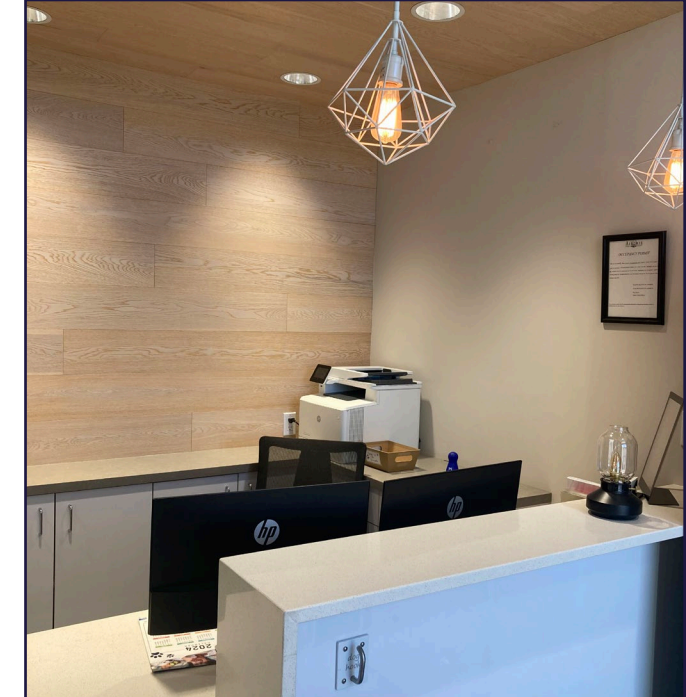
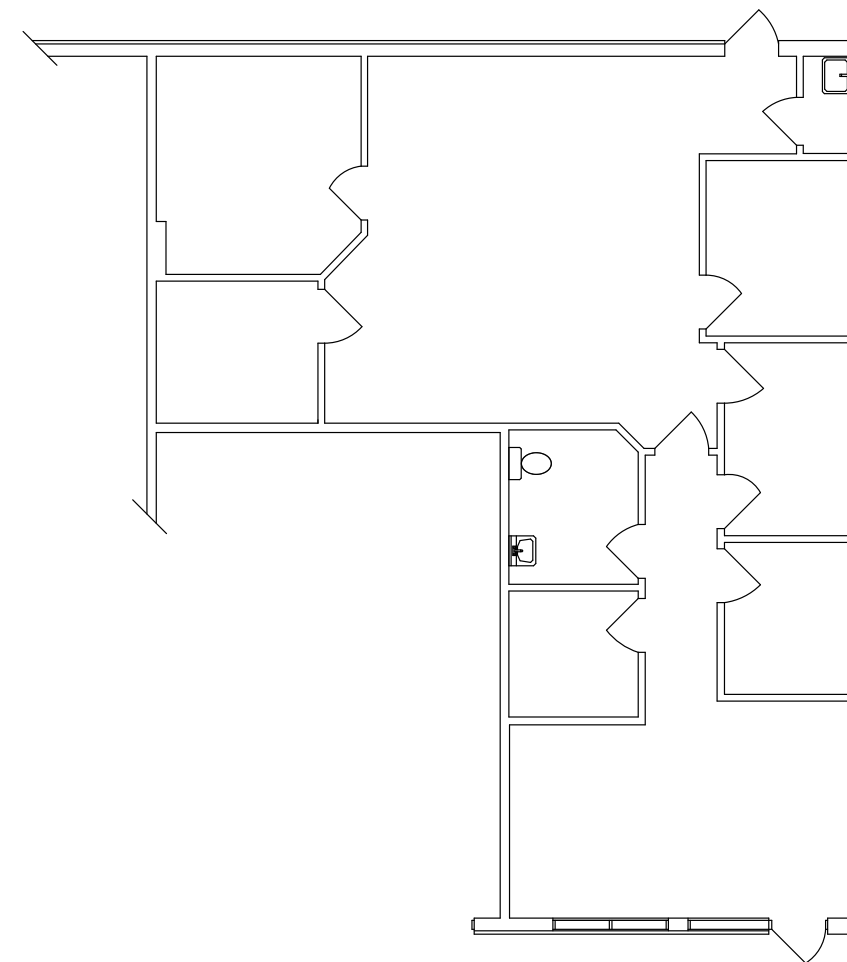


**CUSHMAN &
WAKEFIELD**



Floor Plan

Unit 5
1,455 SF



Property Details

Space Available	Unit 5: 1,455 SF
Availability	Immediately
Rates	Market
Op Costs	\$9.29 (2025 est) *includes utilities
Property Taxes	\$5.78
Term	5-10 years
Zoning	C2 (Community Commercial District)

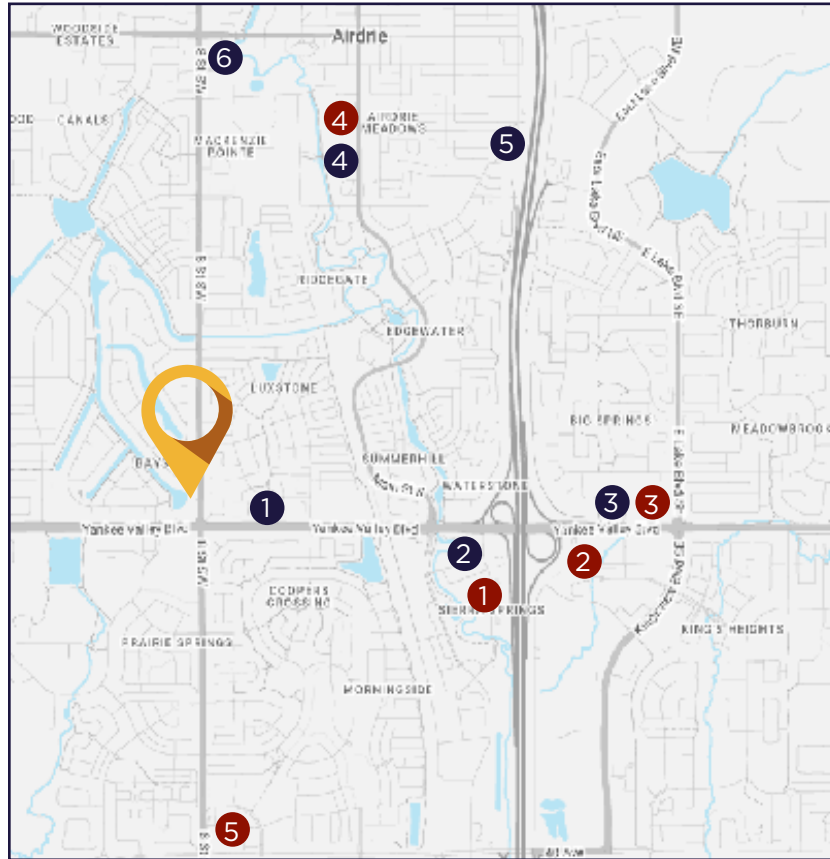
Property Highlights

- Located at the high profile intersection of Yankee Valley Blvd and 8 Street SW
- Rear building signage facing 8 Street SW available
- Situated in a busy plaza with neighbouring tenants including Boardwalk Restaurant, I.D.A. Pharmacy, and The Brow Studio
- Proximate to many amenities such as Tequila & Tacos, Sorso Lounge, Subway, 7-Eleven, and more
- Walking distance to multiple transit stops
- Ample surface parking available

Location Map



- 1 Chicago Deep Dish Pizza, 7-Eleven
- 2 Tim Hortons, A&W, Starbucks, Montana's, Denny's, Five Guys, Panago Pizza
- 3 McDonald's, Tuk Tuk Thai
- 4 Cora, Main Street BBQ, Starbucks, Crumbl, Mr. Sub
- 5 Pauls Pizza, A&W, McDonald's, Dairy Queen
- 6 Original Joe's, Good Earth, Chopped Leaf



- 1 Calgary Co-op, Walmart, TD, Winners, Michaels, Dollarama, Planet Fitness
- 2 Save-On-Foods, Shoppers Drug Mart, BMO, Dollarama
- 3 No Frills, Mobil, Airdrie Liquor
- 4 Staples, Shoppers Drug Mart, Dollarama, TD, Scotiabank, London Drugs, ATB
- 5 Save-On-Foods, Shoppers Drug Mart, Pet Valu



15 minutes to
Calgary



20 minutes to
the Trans-Canada
Highway



20 minutes to
Calgary International
Airport

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