

For Lease

Trading Post in Sunset Ridge | Cochrane , AB



Demographics (within 3 km)



NEIGHBORHOOD
Sunset Ridge



POPULATION
15,627



MEDIAN AGE
37



HOUSEHOLD INCOME
\$96,780

Building Details



PARKING
12 Surface Stalls



YEAR BUILT
2000



TRAFFIC COUNT

17,310 VPD | Highway 22 & 1A N
16,260 VPD | Highway 22 & 1A SW

 **Blackstone**
Commercial Real Estate Services Inc.

Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344

blackstonecommercial.com

Retail & Office

The Trading Post is an 8-acre mixed use development consisting of commercial and multi-family residential units. When completed, Sunset Ridge will have nearly 15,000 residents and Trading Post will be the only commercial centre servicing the Sunset Ridge residents.

The Trading Post features 3 standalone buildings with main floor retail spaces and second floor office spaces. Available spaces are able to be combined to create a larger square footage space if desired.

Highlights

- Easy access from Highway 22
- Only commercial centre in Sunset Ridge
- Ready for tenant occupancy and built-to-suit options

Property Details

Main Floor

Unit 5101 – 1,816 SF
Unit 9101 – 1,250 SF
Unit 9105 – 1,629 SF

Second Floor

Unit 3209 – 1,325 SF (Office)
Unit 5217 – 715 SF

Availability:

Immediately

Net Rate:

Market

Op Costs:

\$6.82 PSF - \$12.64 PSF

Zoning:

C-SC (Shopping Centre District)

Site Plan



Building B

- Crowfoot Liquor Store
- CPU Pizza
- Rocky Shawarma
- Mortgage Architects & Ledgers
- Cochrane Counselling Centre
- H.G. Smith & Associates

Building C

- Cochrane Bakery
- Arashi Do Karate
- Mountain Vista Law
- Business Up Inc.
- Candid Cosmedics

Building D

- Sunset Ridge Vet
- Aspen Psychology
- Willow Springs Strategic Solutions
- Elleten Recovery
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Building U

- Dentist
- Medical Clinic
- Sunset Ridge Pharmacy

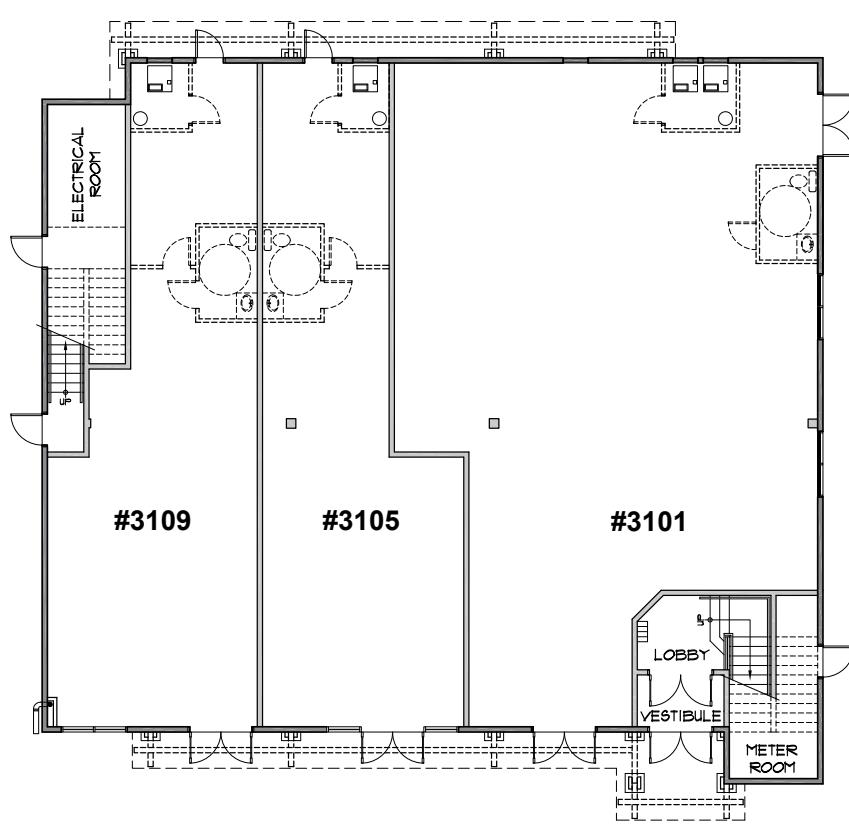
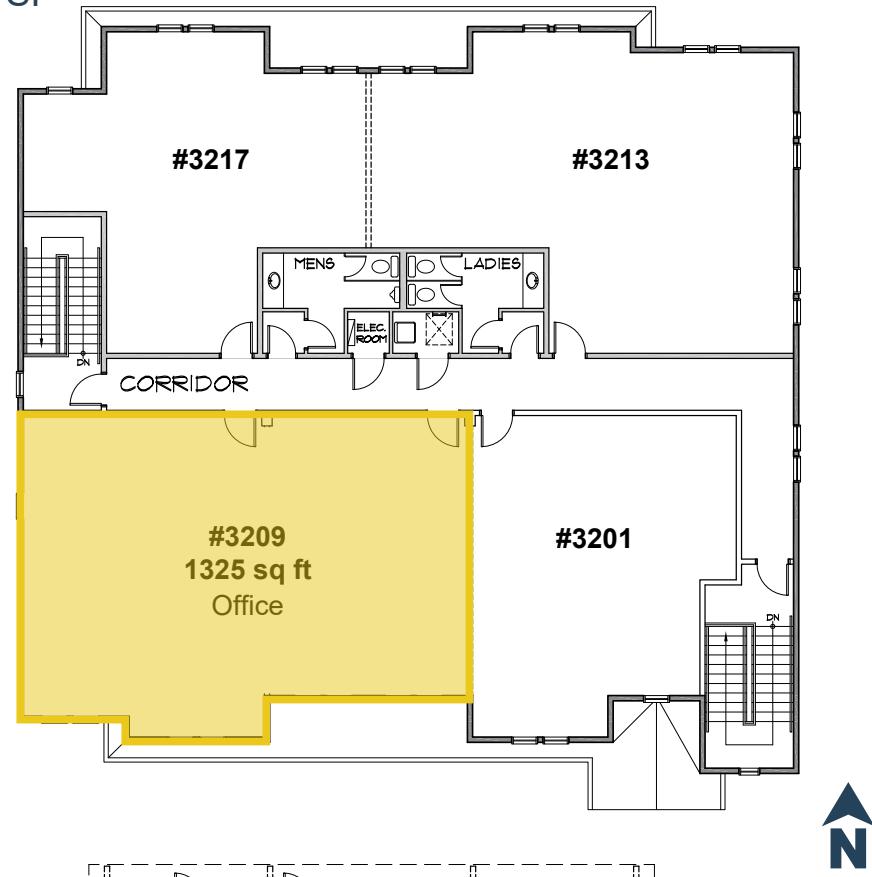
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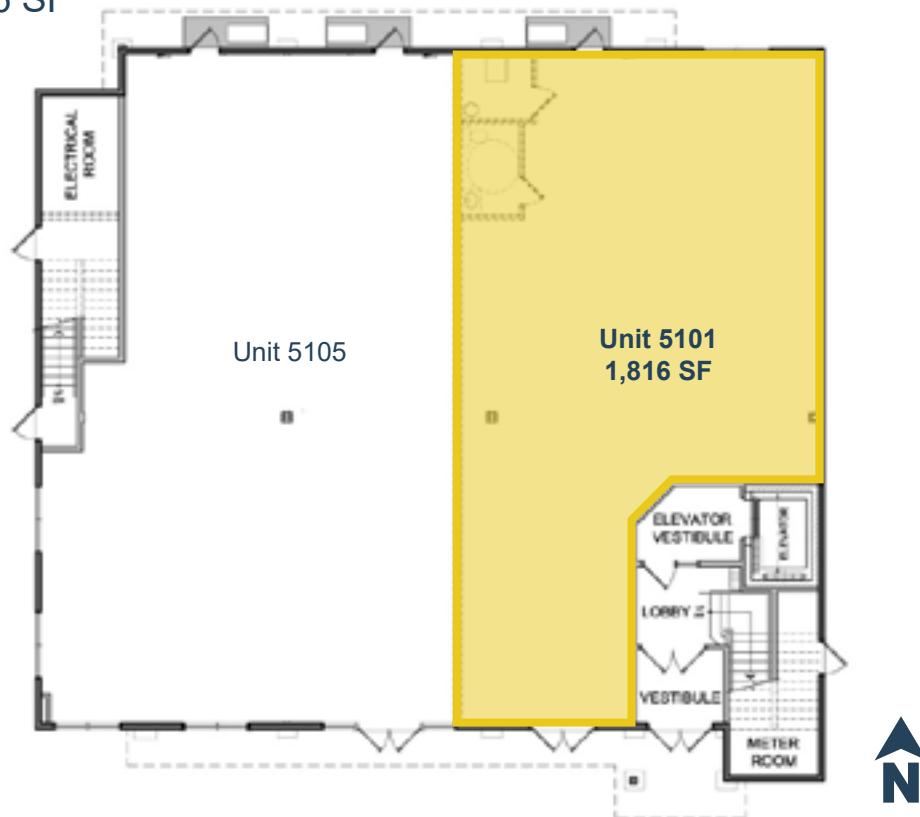
Building B Floor Plans

Unit 3209 | 1,325 SF



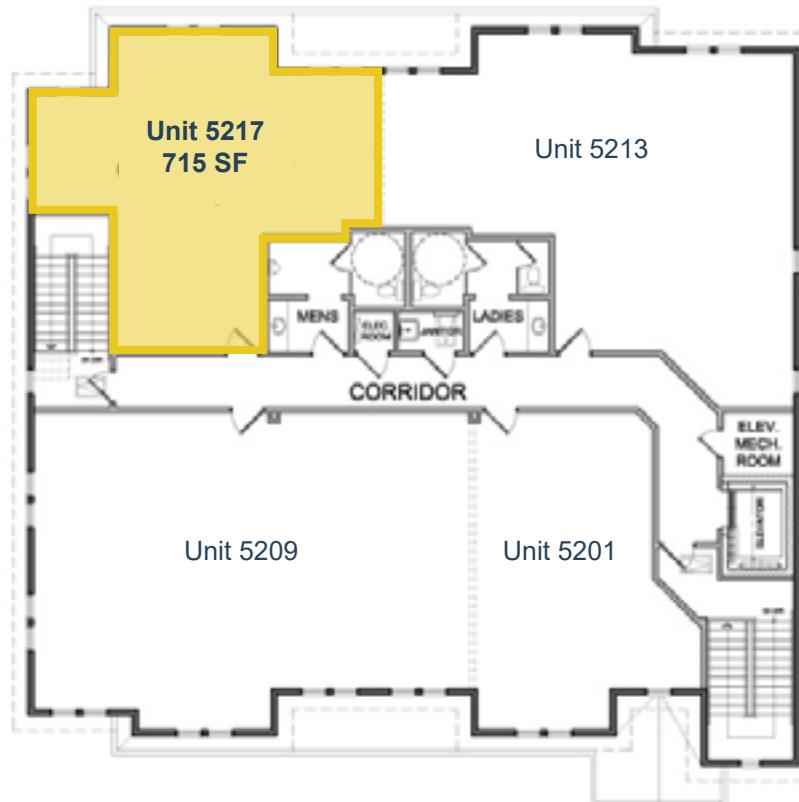
Building D Floor Plans

Unit 5101 | 1,816 SF



Unit 5217 | 715 SF

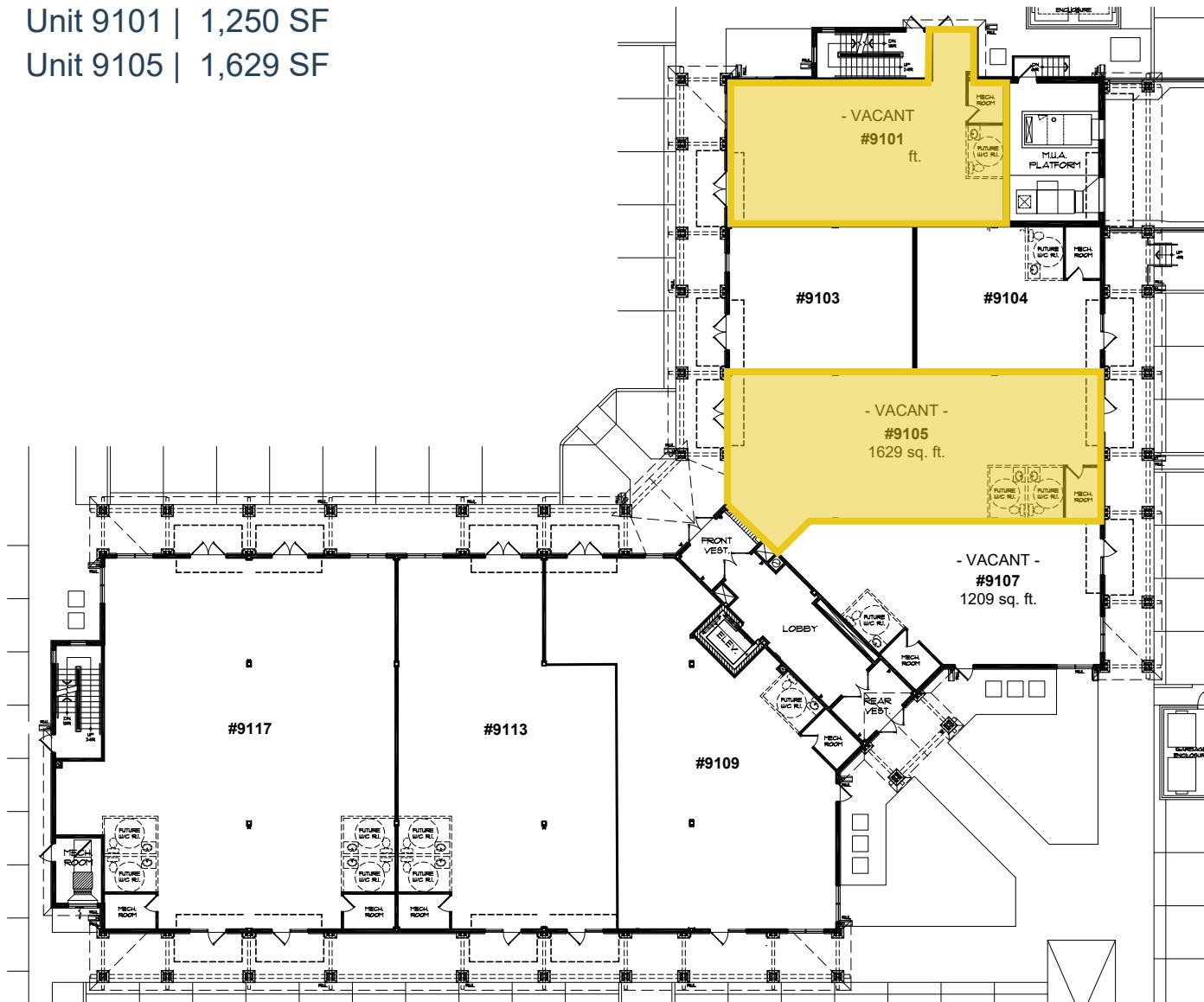
Second Floor

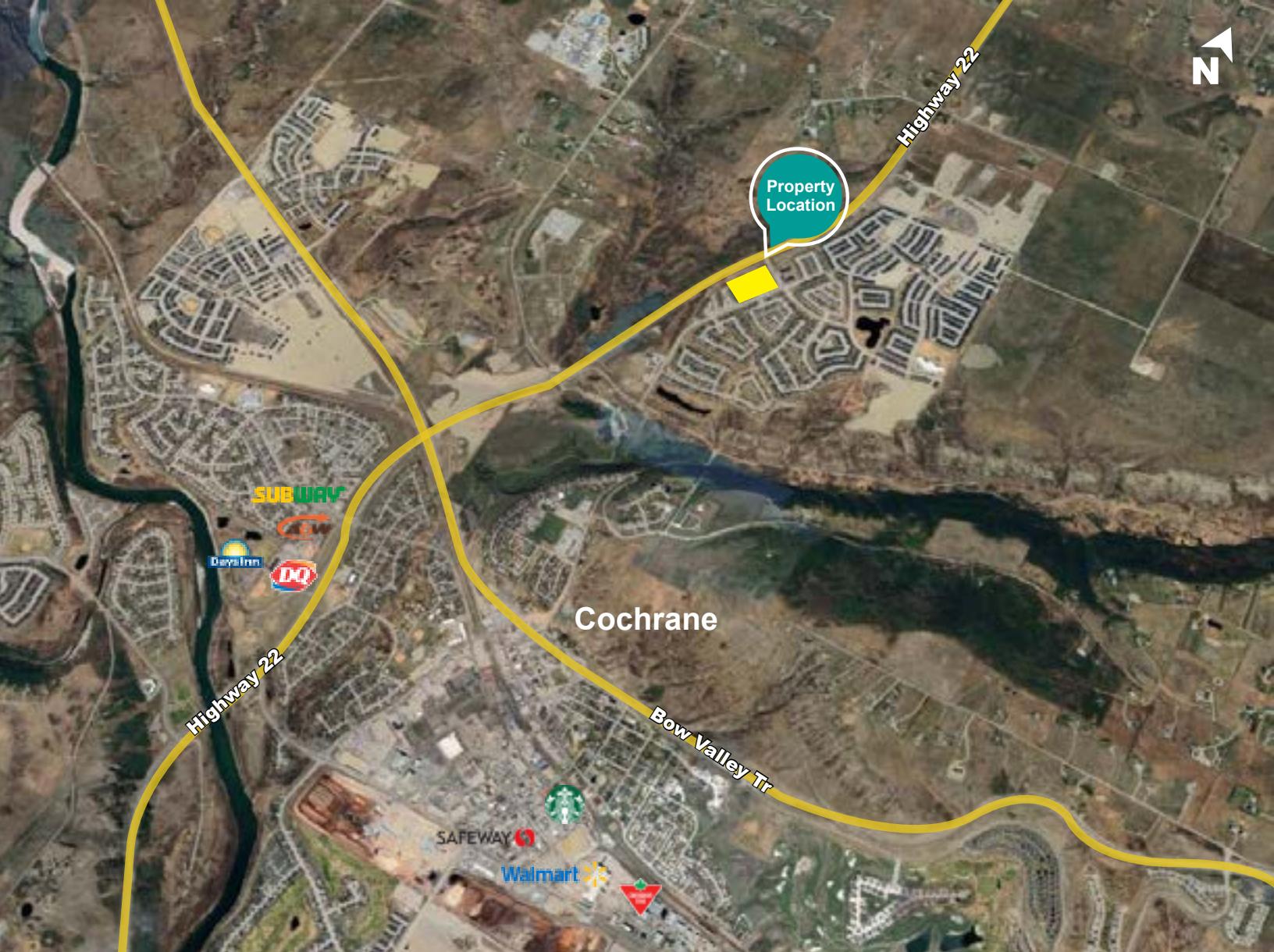


Building U Floor Plans

Unit 9101 | 1,250 SF

Unit 9105 | 1,629 SF





Thank you for your interest!

For More Info.

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