

# 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

Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P (403) 214-2344  
[blackstonecommercial.com](http://blackstonecommercial.com)

## Retail & Office Development

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

	Unit 2101 - <b>LEASED</b>
	Unit 3217 - <b>LEASED</b>
	Unit 4105 - <b>LEASED</b>
<b>Size Available:</b>	Unit 5101 - 1,816 SF
	Unit 5217 - 715 SF
	Unit 9101 - 1,250 SF
	Unit 9107 - <b>LEASED</b>

**Availability:** Immediately

**Net Rate:** Market

**Op Costs:** \$10.00 PSF

**Zoning:** C-SC (Shopping Centre District)

# Site Plan



## Building A

- Unit 2101 - **LEASED**

## Building B

- Unit 3101 - Crowfoot Liquor Store
- Unit 3105 - CPU Pizza
- Unit 3109 - Rocky Shawarma
- Unit 3201 - Mortgage Architects & Ledgers
- Unit 3209 - Community Futures - West
- Unit 3213 - Cochrane Counselling Centre
- Unit 3217 - H.G. Smith & Associates

## Building C

- Unit 4101 - Cochrane Bakery
- Unit 4105 - **LEASED**
- Unit 4109 - Arashi Do Karate
- Unit 4201 & 4209 - Mountain Vista Law
- Unit 4213 - Business Up Inc.
- Unit 4217 - Candid Cosmetics

## Building D

- **Unit 5101 - Available (1,816 SF)**
- Unit 5105 - Sunset Ridge Vet
- Unit 5201 - Aspen Psychology
- Unit 5209 - Willow Springs Strategic Solutions
- Unit 5213 - Elleten Recovery
- **Unit 5217 - Available (715 SF)**

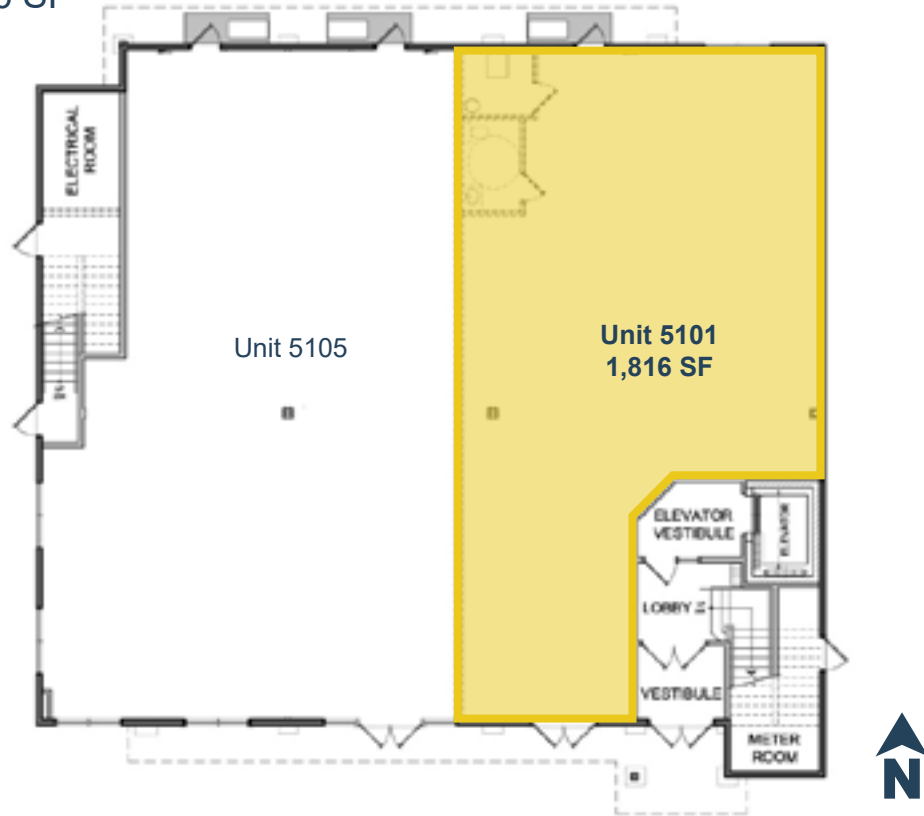
## Building U

- **Unit 9101 - Available (1,250 SF)**
- Unit 9103, 9104 and 9105 - Maple Leaf Quilting
- Unit 9107 - Home Tone Music
- Unit 9109 - Dentist
- Unit 9113 - Medical Clinic
- Unit 9117 - Sunset Ridge Pharmacy

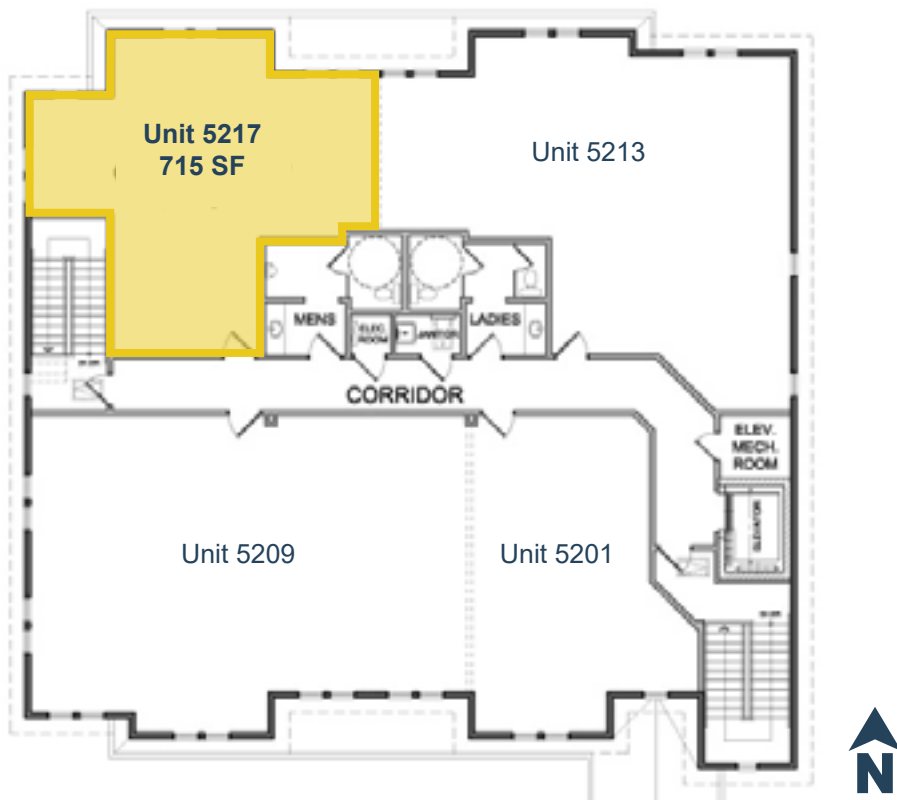


# Floor Plans

Unit 5101 | 1,816 SF

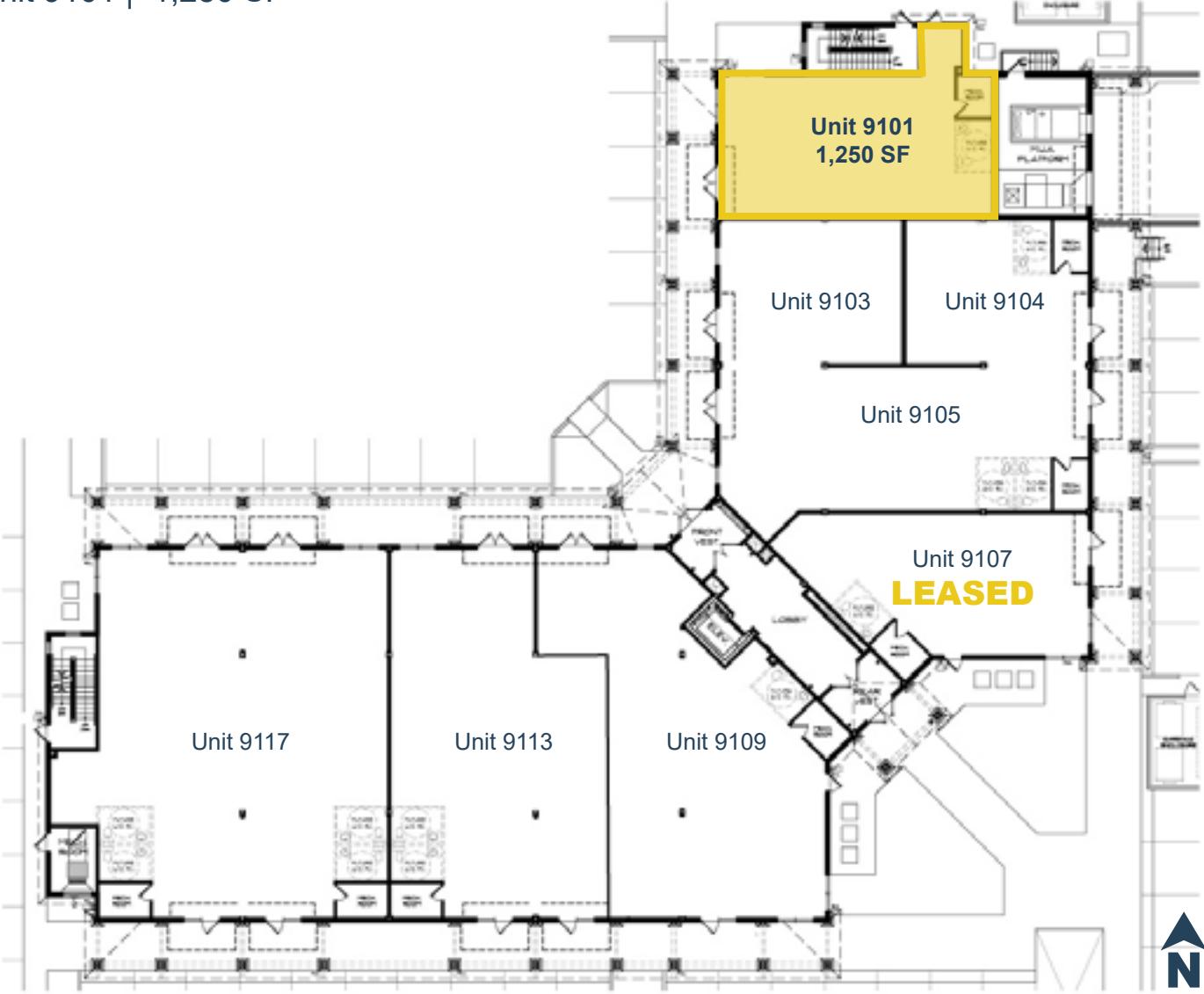


Unit 5217 | 715 SF  
Second Floor

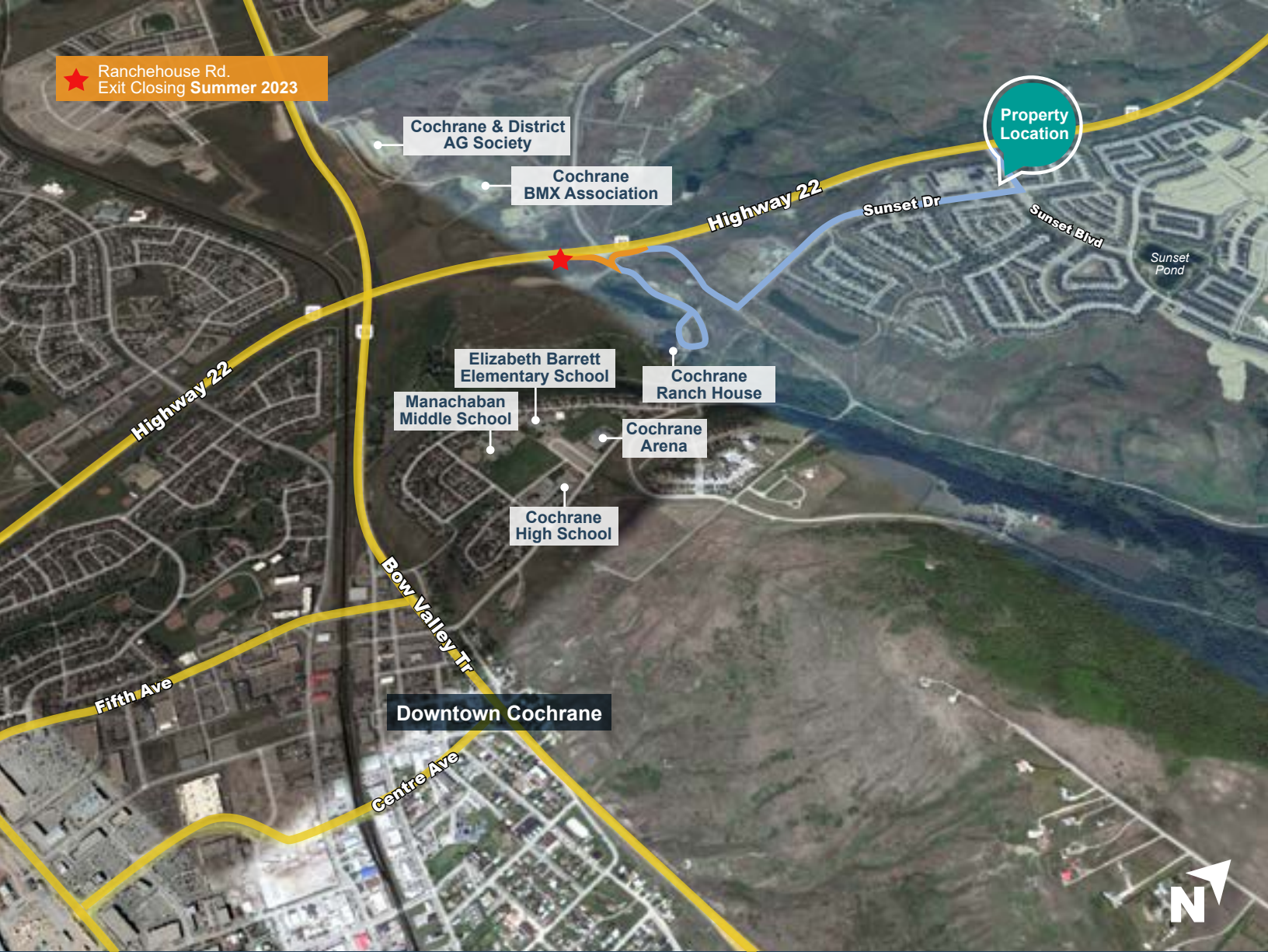


# Floor Plans

Unit 9101 | 1,250 SF



★ Ranchehouse Rd.  
Exit Closing Summer 2023



# Thank you for your interest!

For More Info.

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