

# For Lease

288 Kinniburgh Blvd. | Chestermere, AB



## Demographics



NEIGHBORHOOD  
Chestermere



POPULATION  
23,381



MEDIAN AGE  
37



HOUSEHOLD INCOME  
\$156,853

## Building Details



PARKING  
Ample Surface  
Parking



YEAR BUILT  
2014



TRAFFIC COUNT  
20,500 VPD | Trans Canada & 1A N  
18,900 VPD | 1A & Rainbow E

 **Blackstone**

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

## Retail Space For Lease in Chestermere

### Property Details

Size Available:	Unit 102   1,076 SF
Zoning:	DC (Direct Control)
Ceiling Height:	12' (TBV)
Availability:	Immediately
Net Rate:	Market
Op Costs:	\$13.31 PSF (Property taxes included)

### Highlights

- A single storey retail, medical and health related centre
- Tenants include: Alberta Health Services, East Chestermere Dental, Vantage Health, F45 Training, My Kinderhouse, an award winning early childhood education provider and Pizza Lite
- Shadow anchored by East Lake School, providing Kindergarten to Grade 9 programs and significant traffic to the area



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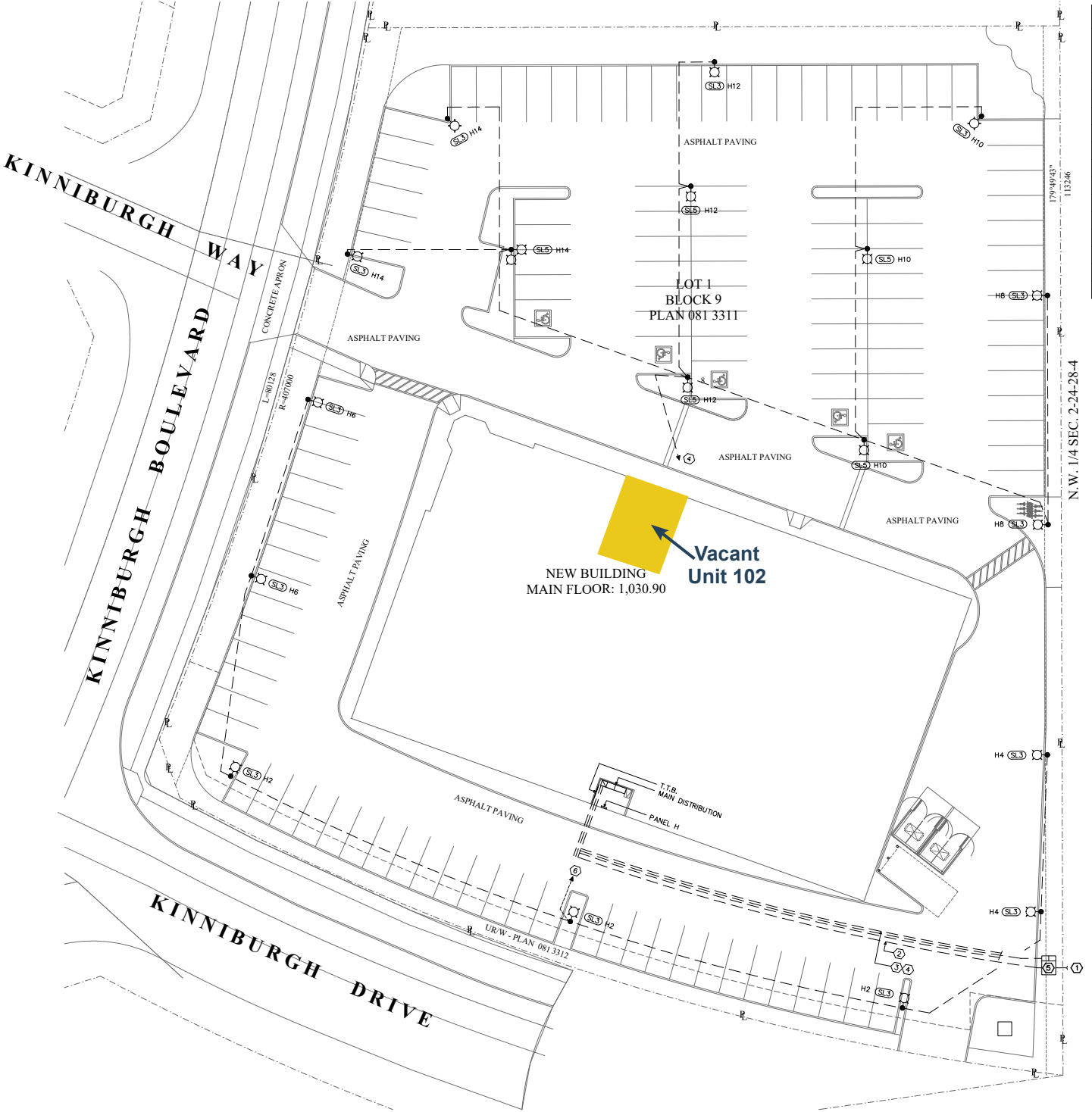
Current Tenants

Unit 101	Pizza Lite - 1,460 SF
Unit 102	<b>VACANT - 1,076 SF</b>
Unit 103	East Chestermere Dental - 2,569 SF
Unit 104	Alberta Health Services - 10,097 SF
Unit 105	F45 Training - 2,075 SF
Unit 106	Vantage Health - 2,075 SF
Unit 107	My Kinderhouse - 1,992 SF





Site Plan





 **View in  
Google Maps**

- |   |   |
|---|---|
| 1.   | 4.   |
| 2.   | 5.   |
| 3.  | 6.  |

# Thank you for your interest!

**For More Info.**

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