

For Sale

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

Retail Development For Sale

Property Details

Asking Price:	\$9,250,000
Building Size:	21,502 SF
Site Size:	2.00 Acres
Legal:	Plan 0813311, Block 9, Lot 1
Zoning:	DC (Direct Control)
Ceiling Height:	12' (TBV)
Availability:	Immediately
Rentable Space:	21,427 SF
Occupancy:	Only one unit left for lease
NOI:	\$581,751.84 (Annum)*
Op Costs:	\$13.31 PSF (Property taxes included) *Contact Associate for Details

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



Current Tenants

Unit 101 Pizza Lite - 1,460 SF

Unit 102 **VACANT - 1,076 SF**

Unit 103 East Chestermere Dental - 2,569 SF

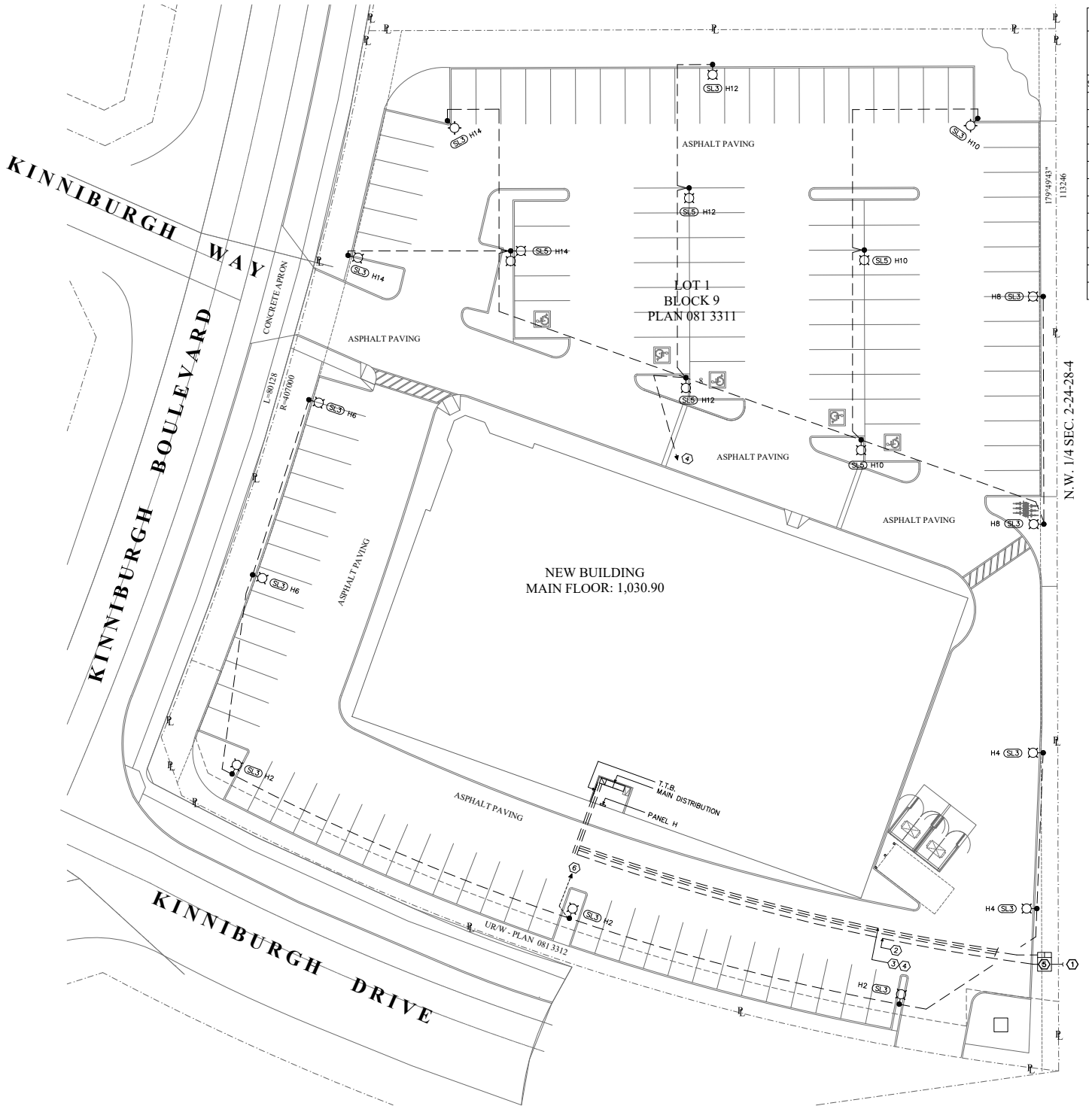
Unit 104 Alberta Health Services - 10,097 SF

Unit 105 F45 Training - 2,075 SF

Unit 106 Vantage Health - 2,075 SF

Unit 107 My Kinderhouse - 1,992 SF

Site Plan



Cap Rate
6.82%

PSF
\$442

Net Rental Rate
\$27.00



 [View in Google Maps](#)

Thank you for your interest!

For More Info.

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