

For Lease

510 Trans-Canada Highway, AB-1 | Strathmore, AB

Undergoing a Complete Façade Renovation and Update — **FALL 2024 COMPLETION!**



Demographics 3KM



NEIGHBORHOOD
Strathmore



POPULATION
15,080



MEDIAN AGE
40



HOUSEHOLD INCOME
\$109,984

Building Details



PARKING
Ample Parking



YEAR BUILT
2000



TRAFFIC COUNT
14,650 VPD | Highway 1



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

blackstonecommercial.com

Country Plaza

Property Details

Size Available:	Unit A1 - 956 SF Unit G1 - 1,200 SF LEASED Unit G2 - 962 SF Unit H - 1,820 SF
Availability:	Negotiable
Net Rate:	Contact Associate
Op Costs:	\$7.50 PSF
Zoning:	C-SC

Highlights

- Single storey retail development located on major intersection in Strathmore, with easy access and great exposure to Highway 1
- Nearby Medical Centres
- PAD Site CRU with drive-thru options

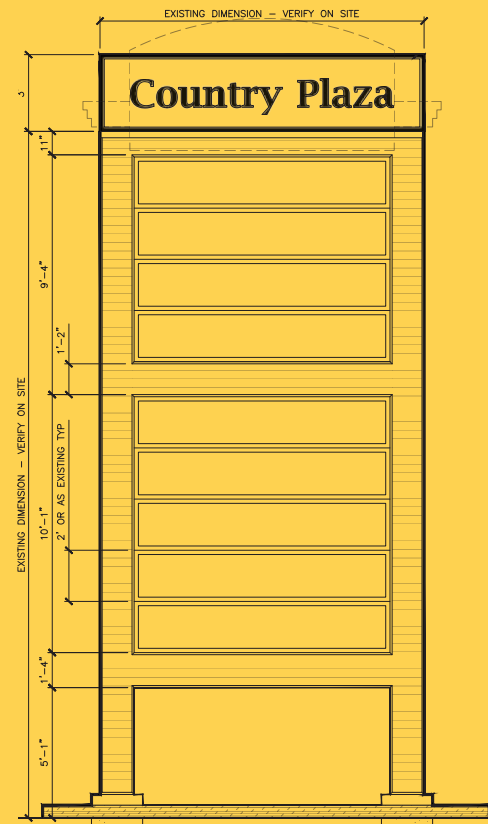
Site Plan



Updates to Include

- Full Exterior Façade
- **NEW** Signage
- **NEW** Pylon Sign & Monument sign
- **NEW** Paint + Updated & Enhanced Lighting
- **NEW** Tenant Signage

W H E A T L A N D T R A I L

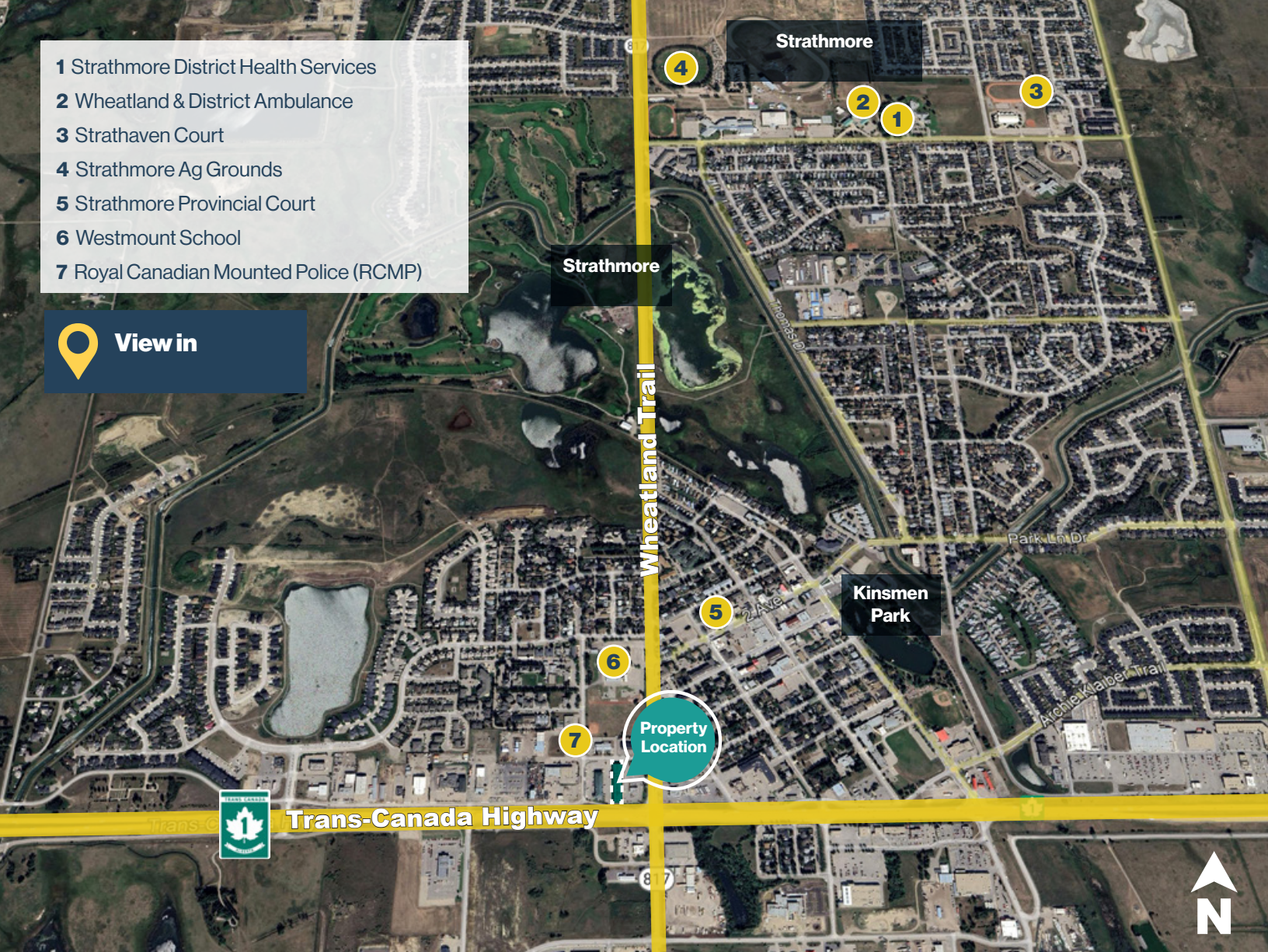


Elevation



- 1 Strathmore District Health Services
- 2 Wheatland & District Ambulance
- 3 Strathaven Court
- 4 Strathmore Ag Grounds
- 5 Strathmore Provincial Court
- 6 Westmount School
- 7 Royal Canadian Mounted Police (RCMP)

 **View in**



Thank you for your Interest!

For More Info.

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