

# For Lease

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

**Undergoing a Complete Façade Renovation and Update — JANUARY 2025 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](http://blackstonecommercial.com)

# Country Plaza

## Property Details

<b>Size Available:</b>	<b>Unit A1</b> - 956 SF <b>Unit F</b> - 925 SF <b>Unit H</b> - 1,820 SF
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<b>Availability:</b>	Negotiable
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<b>Net Rate:</b>	Contact Associate
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<b>Op Costs:</b>	\$7.50 PSF
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<b>Zoning:</b>	C-SC
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## 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

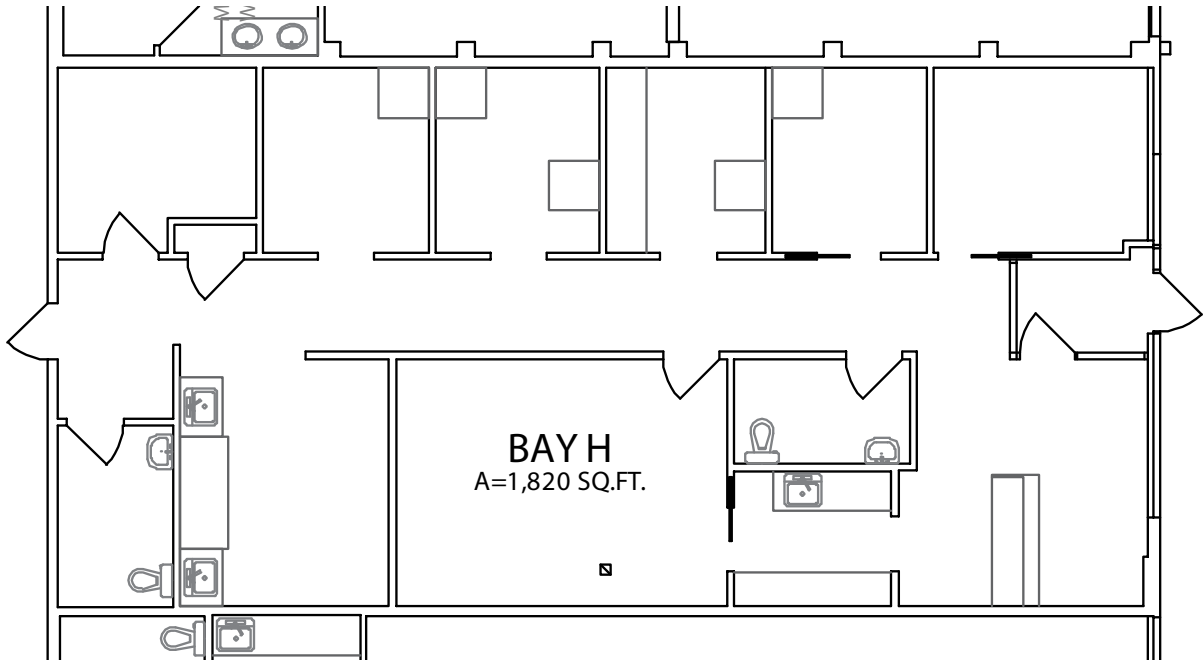


## Elevation

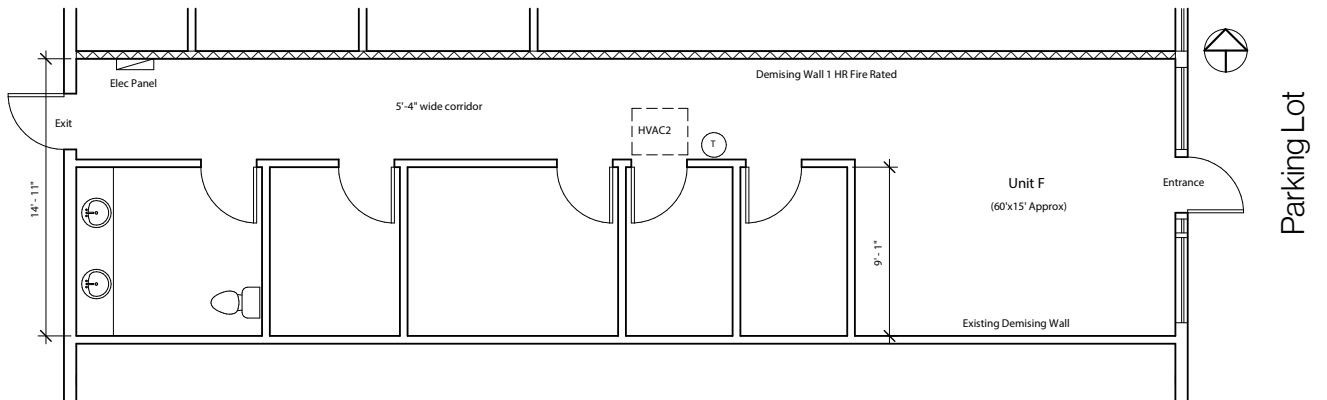


# Floor Plans

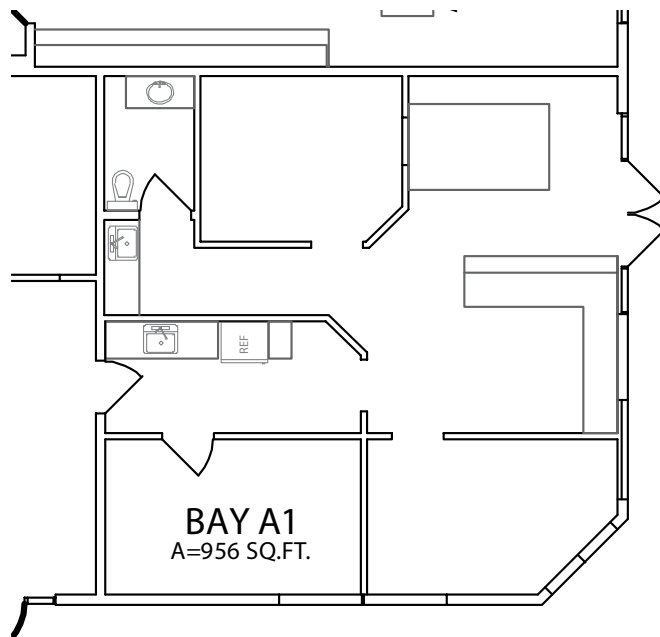
**Unit H**  
1,820 SF



**Unit F**  
925 SF



**Unit A1**  
956 SF



- 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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