

Country Plaza



Mahmud Rahman VP /Associate

P 403.930.8651

E mrahman@blackstonecommercial.com

Randy Wiens Senior Associate

P 403.930.8649

E rwiens@blackstonecommercial.com



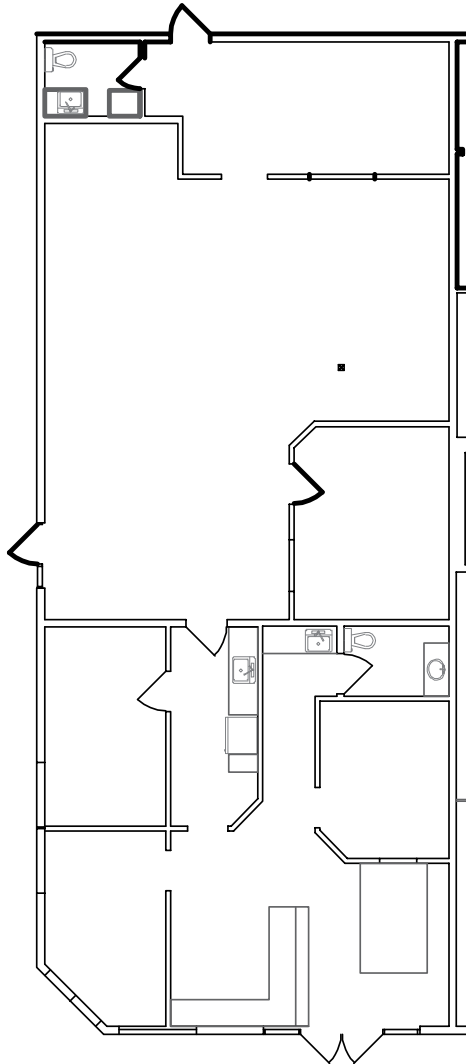
PROPERTY DETAILS

Size Available	Unit A1	2,346 SF
	Unit H	1,820 SF
	Unit M	2,473 SF
Availability	Negotiable	
Net Rate	Contact Associate	
Op Costs	\$7.50 PSF	
Zoning	C-SC	

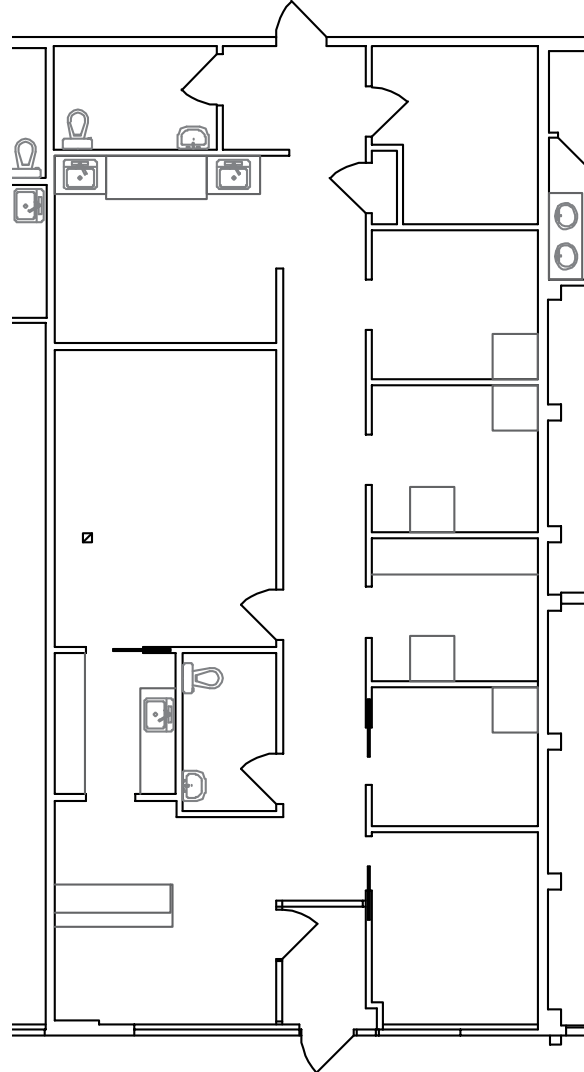
THE OFFERING

- **Established & Well-Maintained:** Home to national brands in a long-standing, high-traffic shopping plaza.
- **Prime Location:** Single-storey retail development at a major intersection in Strathmore with excellent exposure and easy access to Highway 1.
- **Proximity to Medical Centres:** Close to key medical facilities, ensuring a steady flow of foot traffic.
- **Flexible Space Options:** PAD Site CRU available with drive-thru options, ideal for restaurants, coffee shops, and more.

Unit A1: 2,346 SF

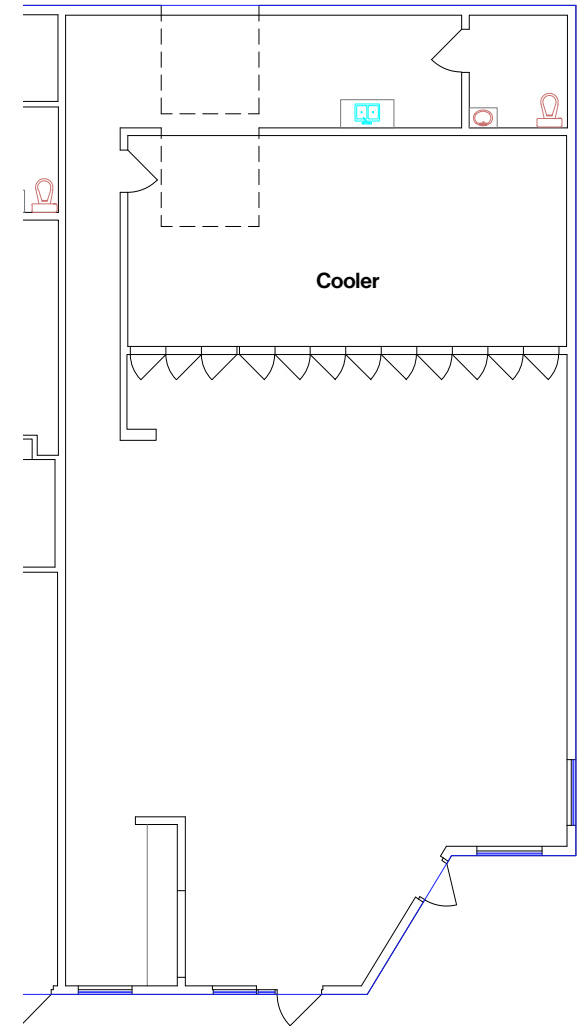


Unit H: 1,820 SF



Parking Lot

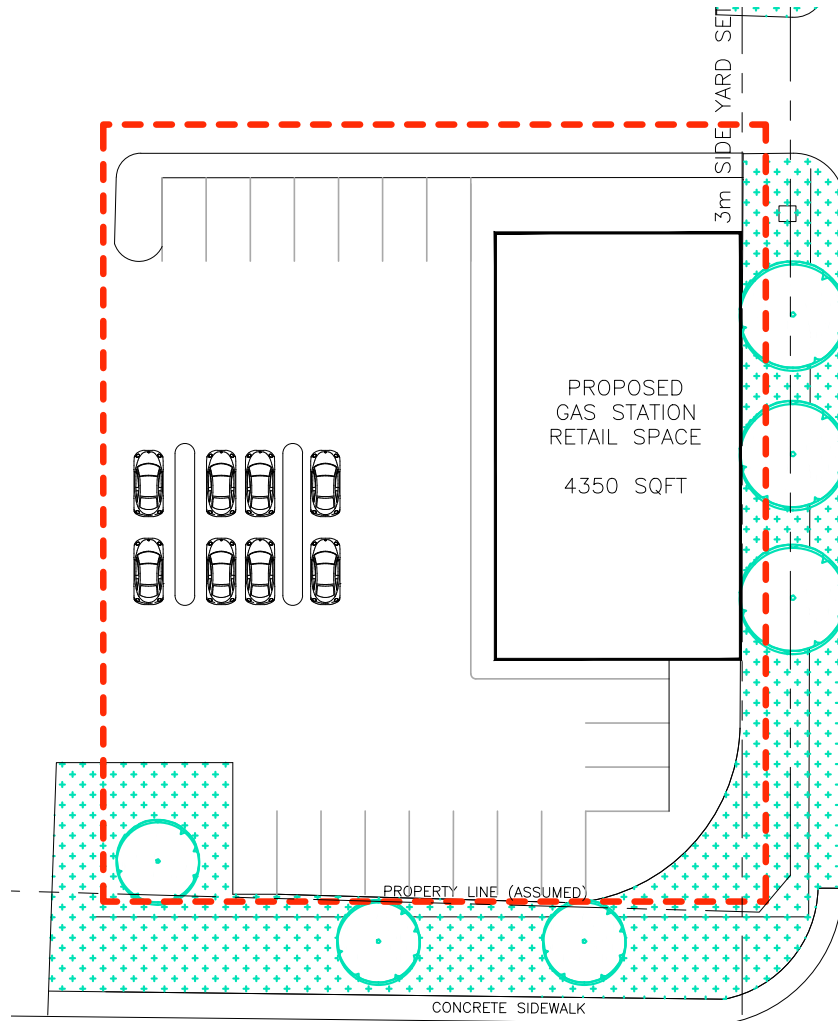
Unit M: 2,473 SF



Proposed Pad Gas Station

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

Established Plaza With Newly Renovated Façade



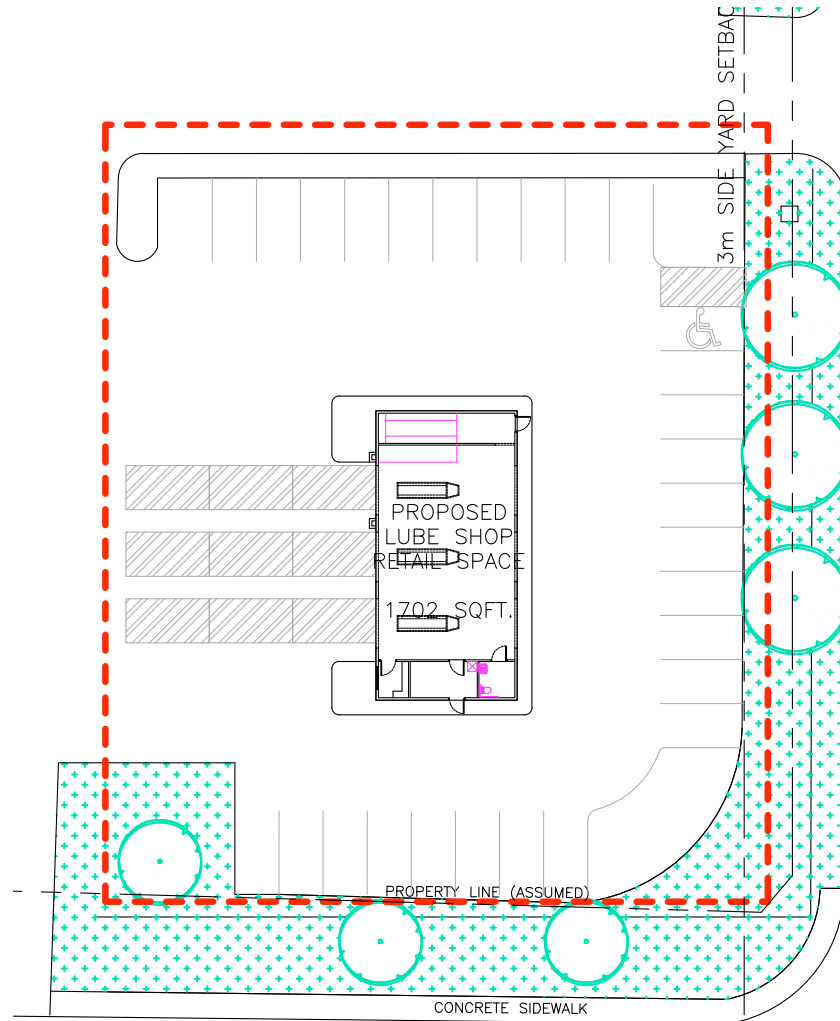
W E S T L A K E R O A D

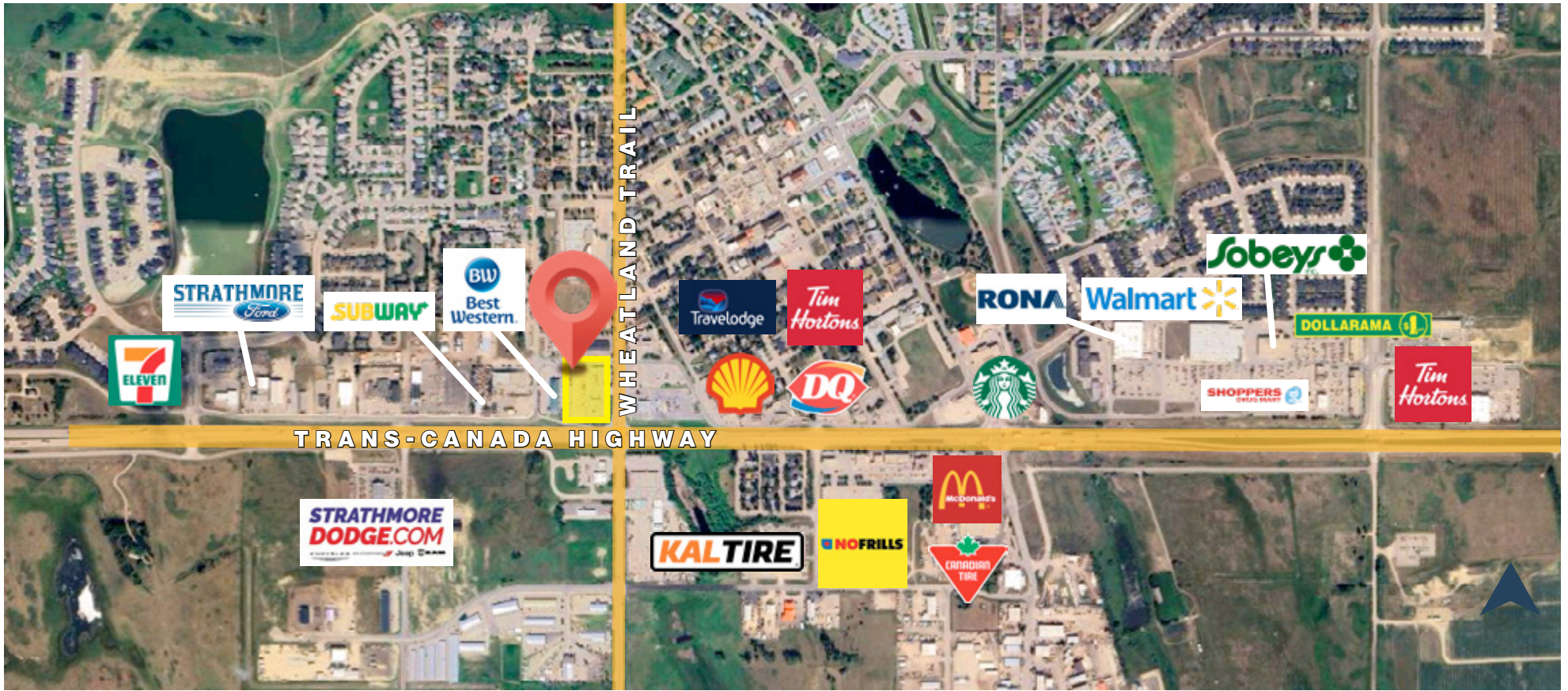


Proposed Pad Lube Station

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

Established Plaza With Newly Renovated Façade





NEIGHBORHOOD
Strathmore



POPULATION
16,000



MEDIAN AGE
40



HOUSEHOLD INCOME
\$110,000



TRAFFIC COUNT
14,650 VPD | Highway 1

Mahmud Rahman VP /Associate
P 403.930.8651
E mrahman@blackstonecommercial.com

Randy Wiens Senior Associate
P 403.930.8649
E rwiens@blackstonecommercial.com

Thank you for your Interest



BlackstoneCommercial.com

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2025, All rights reserved. This document is the copyrighted property of Blackstone Commercial.



Mahmud Rahman *VP /Associate*

P 403.930.8651

E mrahman@blackstonecommercial.com



Randy Wiens *Senior Associate*

P 403.930.8649

E rwiens@blackstonecommercial.com

For more information, please contact one of our Associates.