

## Country Plaza



**Mahmud Rahman** Principal /Associate

403.681.8830

[mrahman@blackstonecommercial.com](mailto:mrahman@blackstonecommercial.com)

**Randy Wiens** Senior Associate

403.519.5062

[rwiens@blackstonecommercial.com](mailto:rwiens@blackstonecommercial.com)



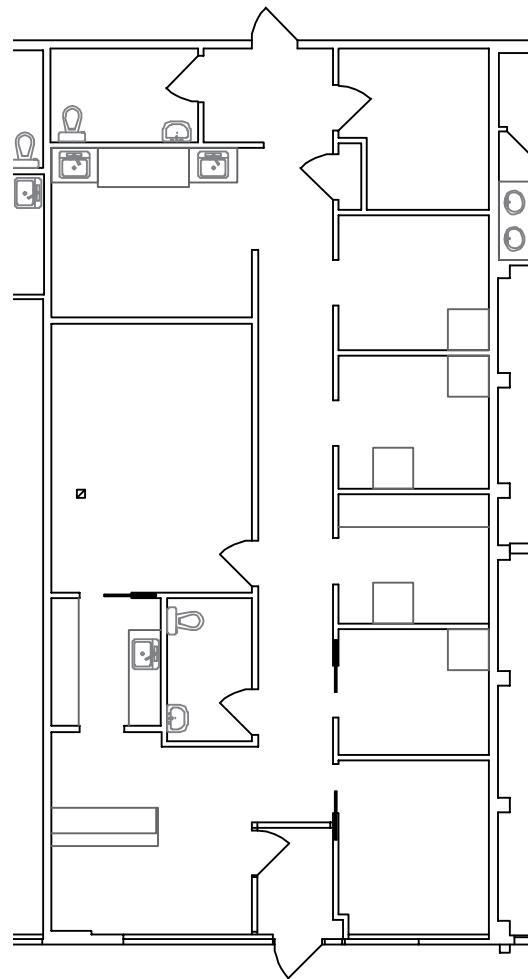
### PROPERTY DETAILS

Size Available	Unit H 1,820 SF Unit P 1,140 SF Pad Site 19,397 SF
Availability	Negotiable
Net Rate	\$25.00 PSF <b>Pad Site:</b> \$4 PSF (land lease)
Op Costs	\$8.40 PSF (Est. 2026)
Zoning	C-SC

### THE OFFERING

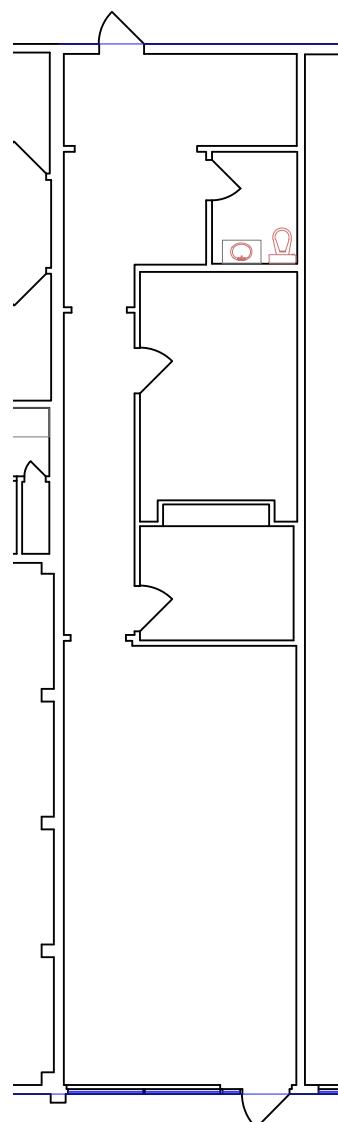
- **High-Traffic Plaza** with national tenants: A&W, Telus, Red Swan Pizza, Cooperators & Four20
- **Prime Corner** Location at Hwy 1 & Wheatland Trail with top visibility
- **Close to Medical** Centres driving steady daily traffic
- **PAD CRU Available** with drive-thru potential – ideal for QSR or café
- **Newly Renovated façade**, lighting & pylon signage
- **Ample Surface Parking** with easy site access

**Unit H: 1,820 SF**



*Parking*

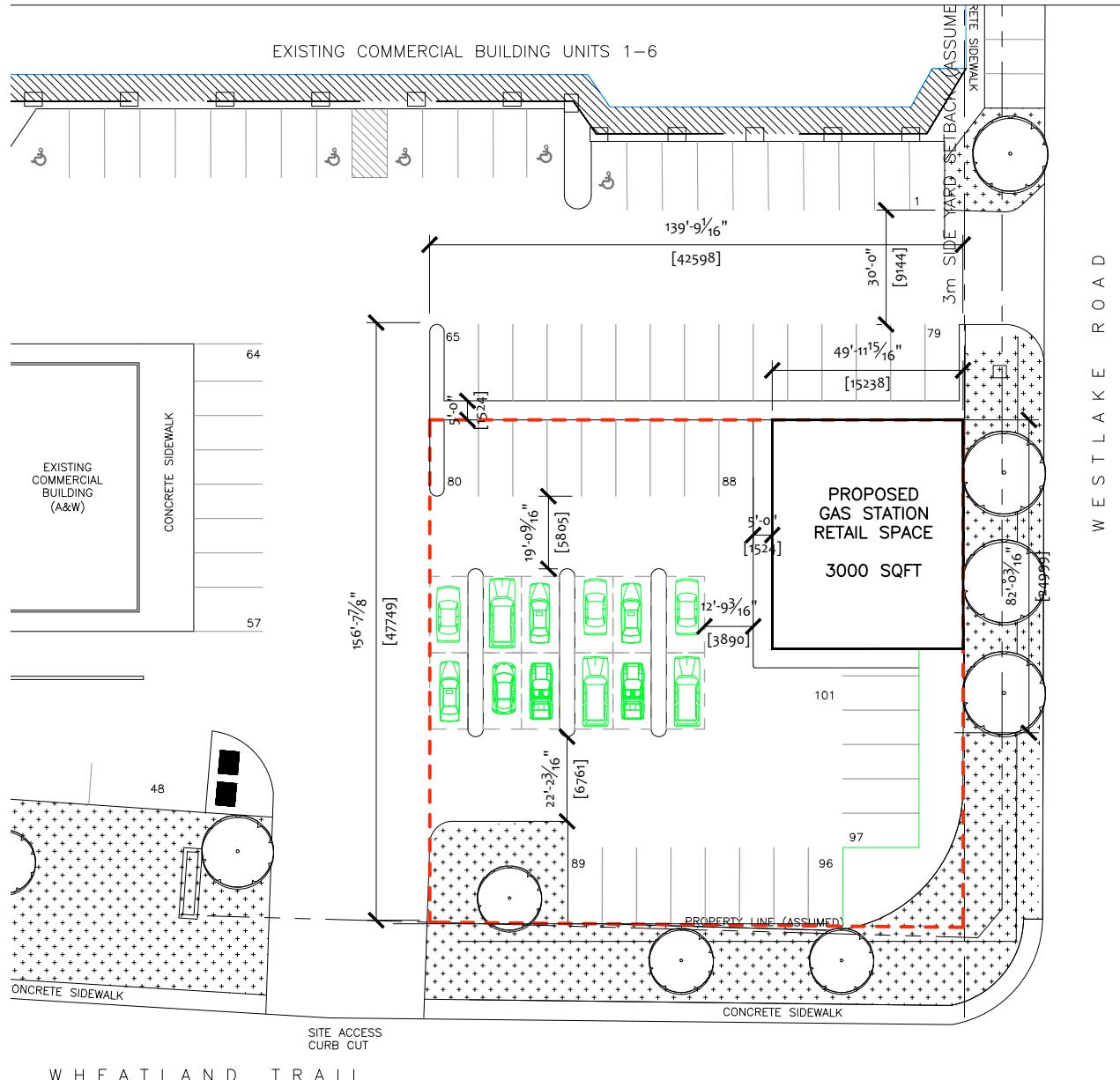
**Unit P: 1,140 SF**



# Proposed Pad Gas Station

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

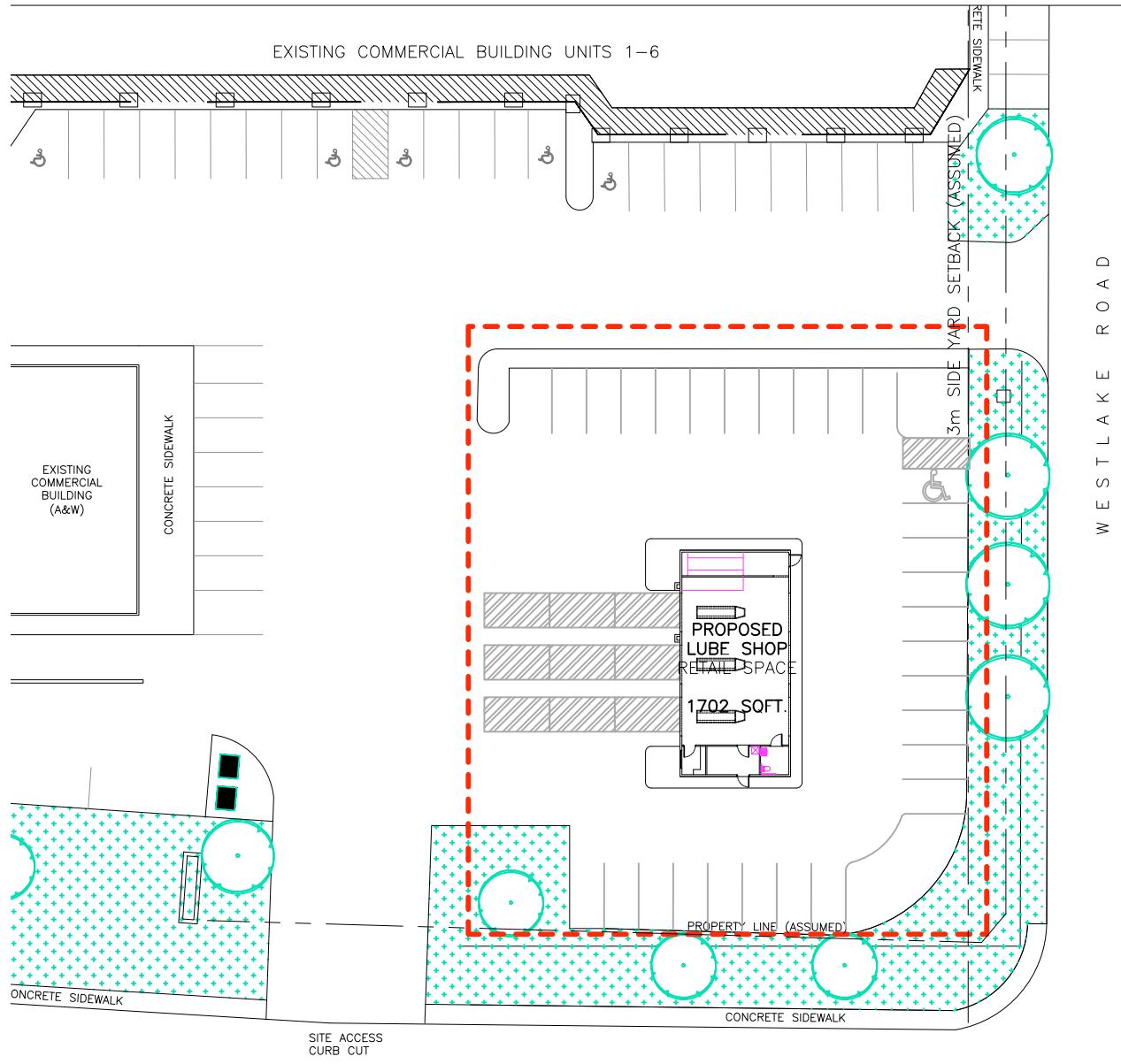
**Established Plaza With Newly Renovated Façade**

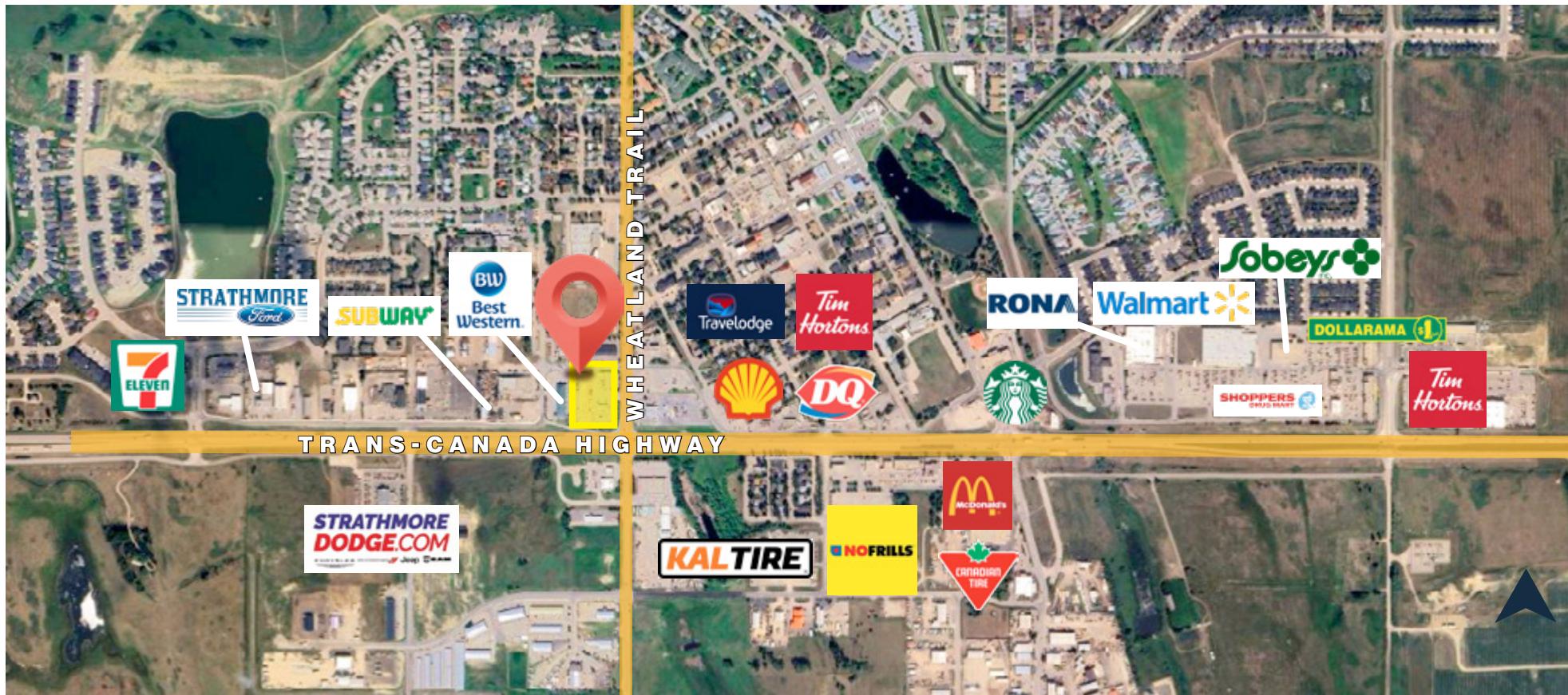


# Proposed Pad Lube Station

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

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E mrahman@blackstonecommercial.com

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E rwiens@blackstonecommercial.com



# Thank you for your Interest



**BlackstoneCommercial.com**

A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | **P** 403.214.2344

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**P** 403.681.8830

**E** mrahman@blackstonecommercial.com



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**E** rwiens@blackstonecommercial.com

For more information, please contact one of our Associates.