

**Blackstone**  
Commercial Real Estate Services Inc.

# For Lease

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

**Established Plaza with Newly Renovated Façade**

## Country Plaza



**Unit H**  
1,820 SF

**Unit P**  
1,140 SF

**Pad Development  
Opportunity**  
Gas Station Concept

WHEATLAND TRAIL

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### PROPERTY DETAILS

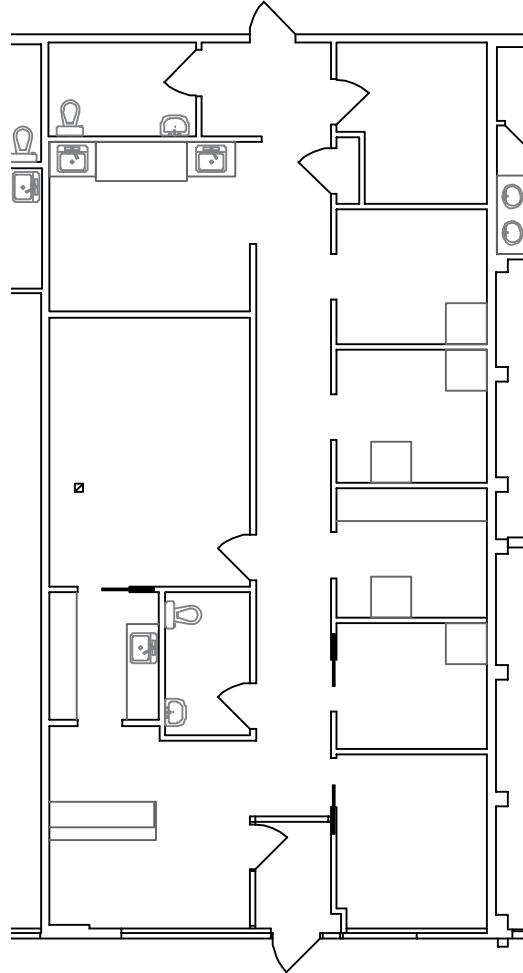
Size Available	Unit H	1,820 SF
	Unit P	1,140 SF
	Pad Site	19,397 SF
Availability	Negotiable	
Net Rate	\$25.00 PSF	
	Pad Site: \$4 PSF (land lease)	
Op Costs	\$8.40 PSF (Est. 2026)	
Zoning	C-SC	

### THE OFFERING

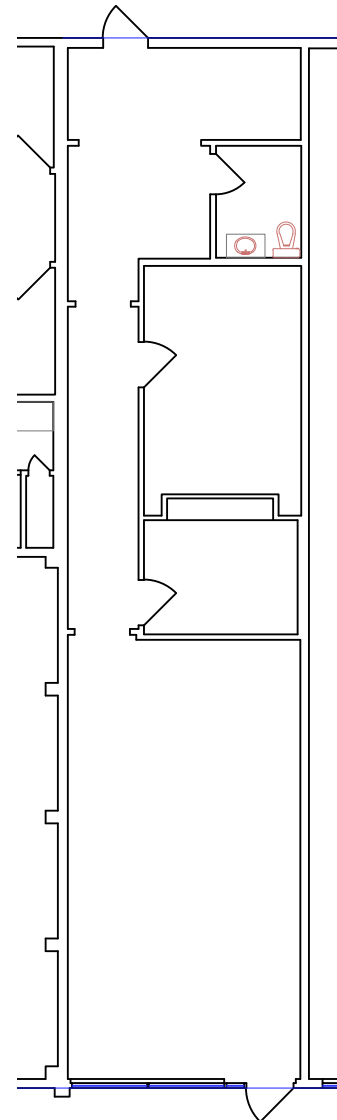
- **High-Traffic Plaza** with national tenants: A&W, Telus, Red Swan Pizza, Cooperators & Four20
- **Prime Corner** Location at Hwy 1 & Wheatland Trail with top visibility
- **Close to Medical** Centres driving steady daily traffic
- **PAD CRU Available** with drive-thru potential – ideal for QSR or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



**Unit H: 1,820 SF**



**Unit P: 1,140 SF**

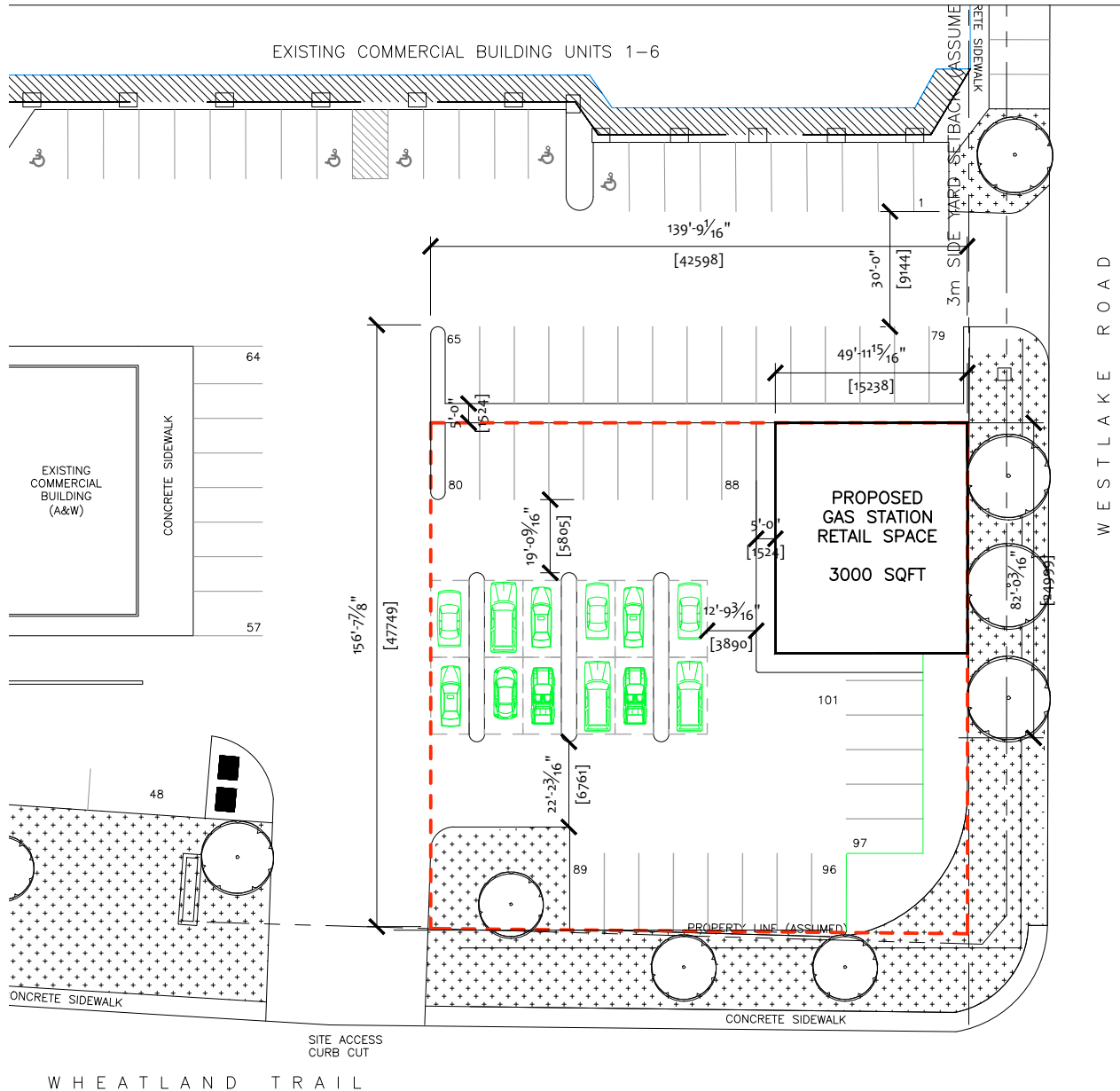


*Parking*

# Proposed Pad Gas Station

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

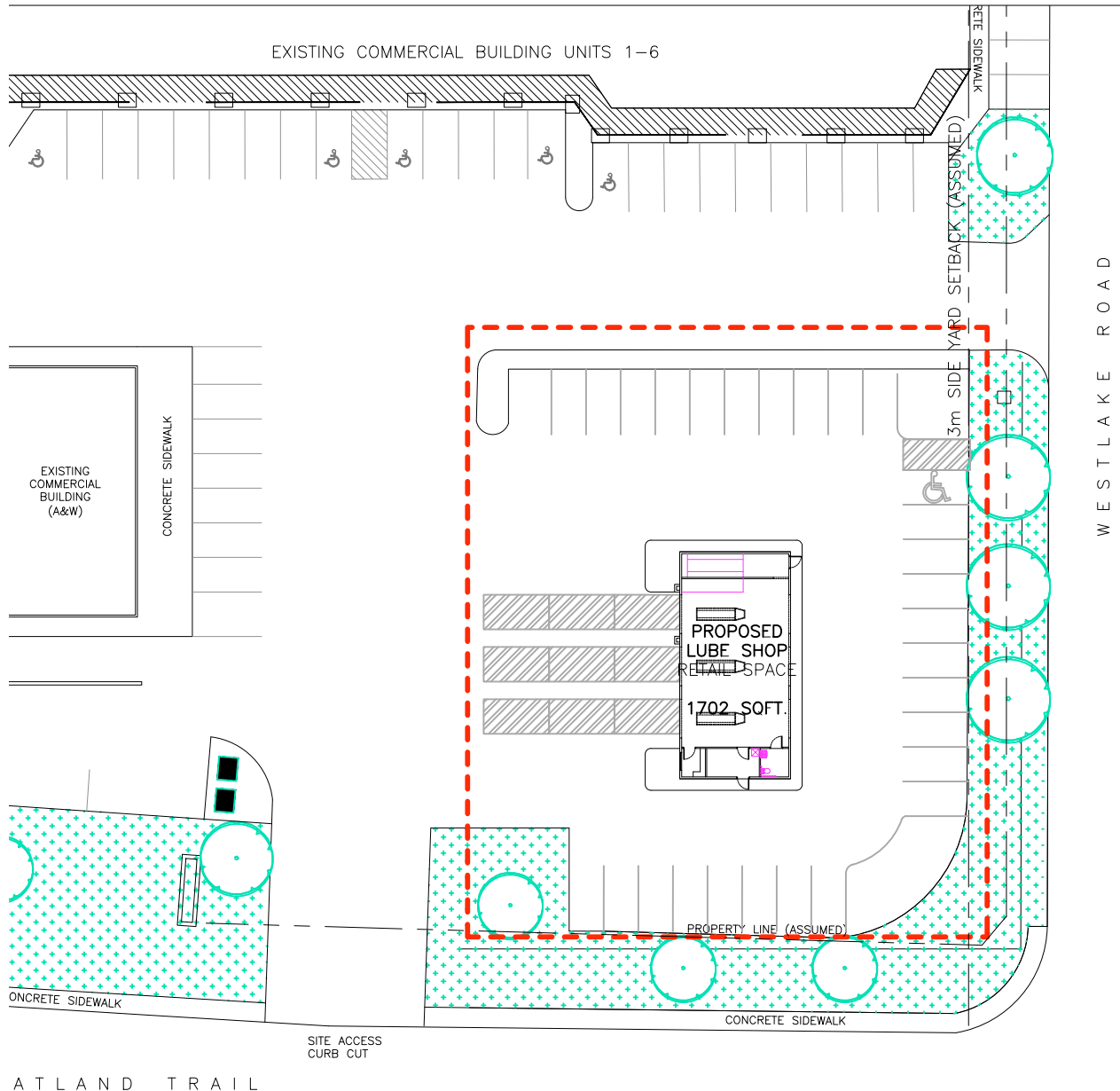
## Established Plaza With Newly Renovated Façade



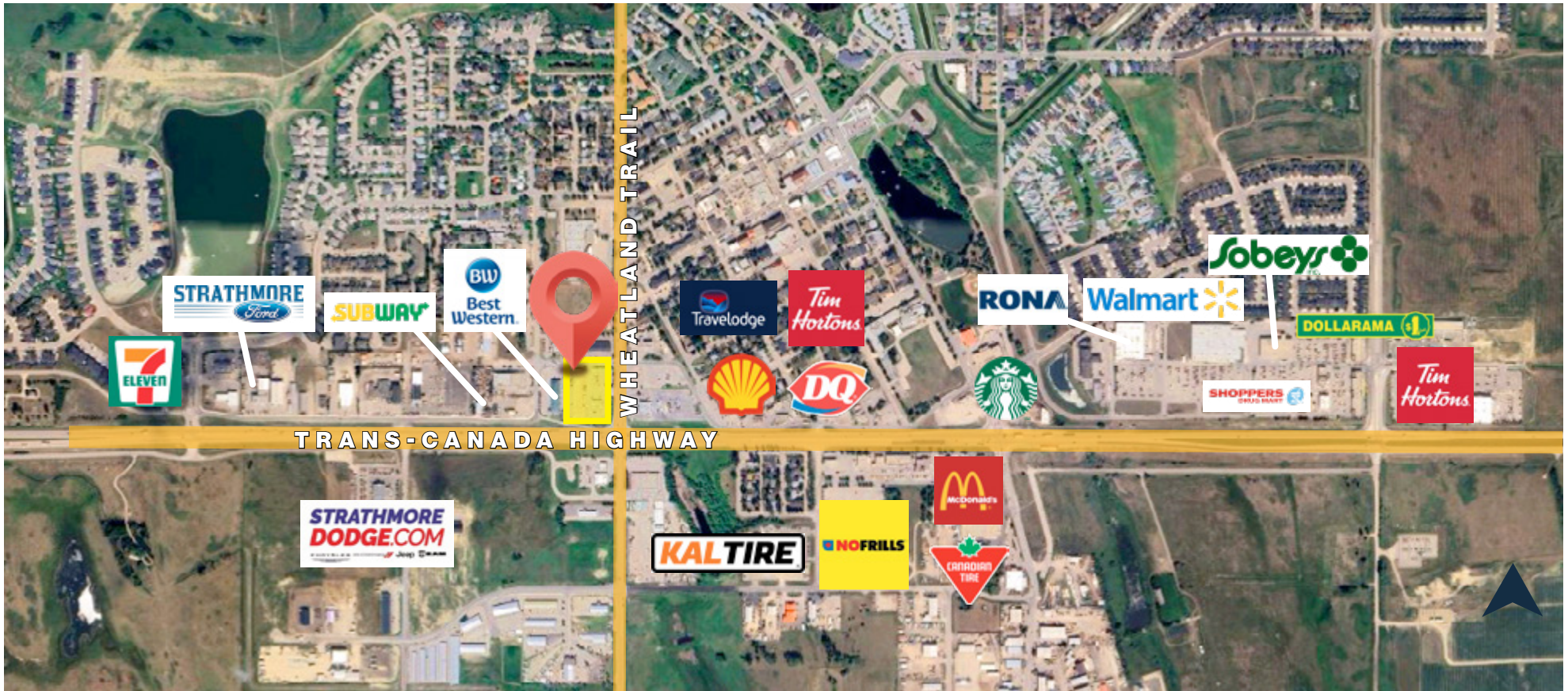
# Proposed Pad Lube Station

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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# Thank you for your Interest



**BlackstoneCommercial.com**

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For more information, please contact one of our Associates.