

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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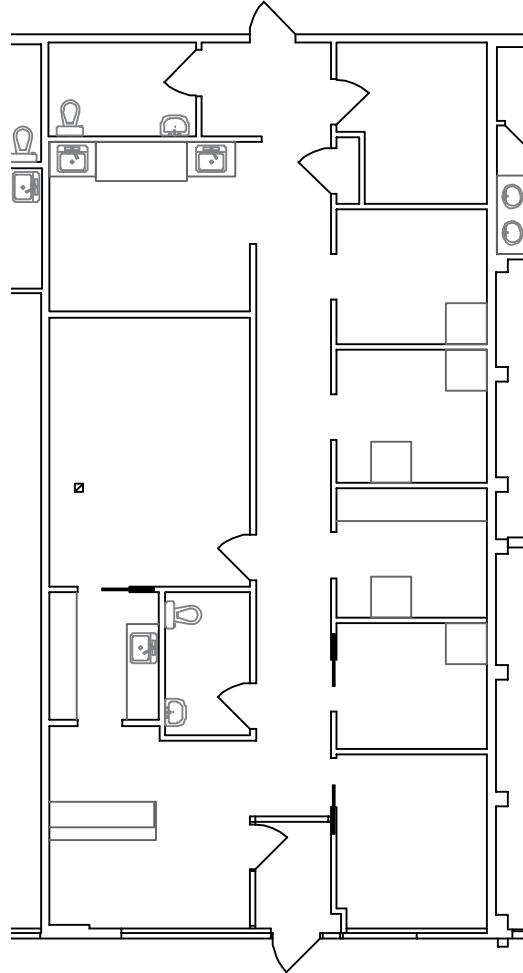
PROPERTY DETAILS

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

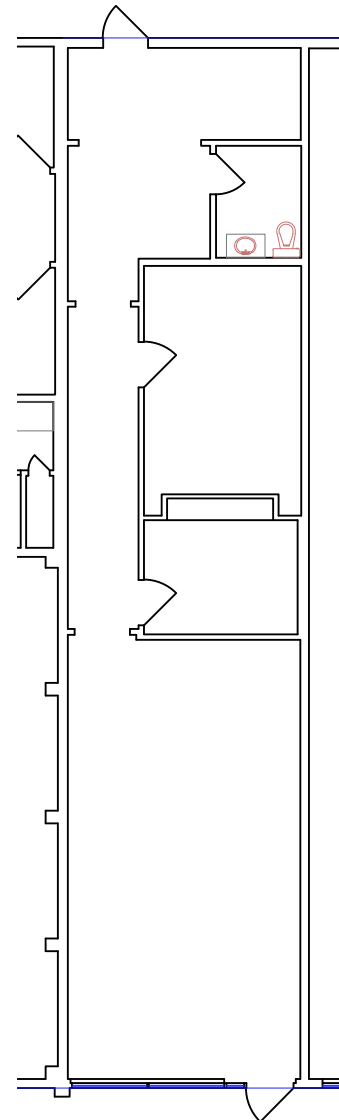
THE OFFERING

- **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
- 1 Unit Remaining

Unit H: 1,820 SF



Unit P: 1,140 SF

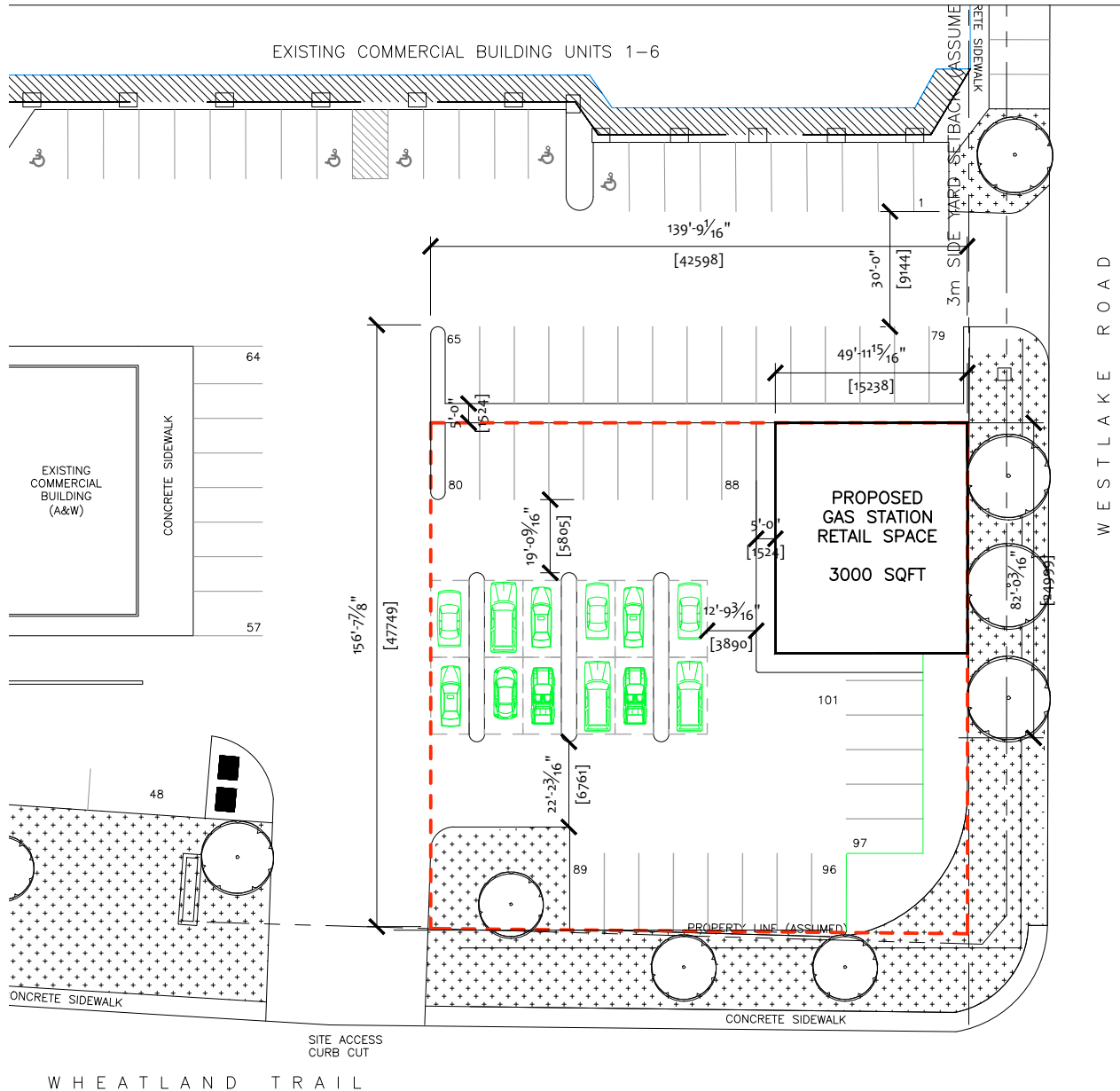


Parking

Proposed Pad Gas Station

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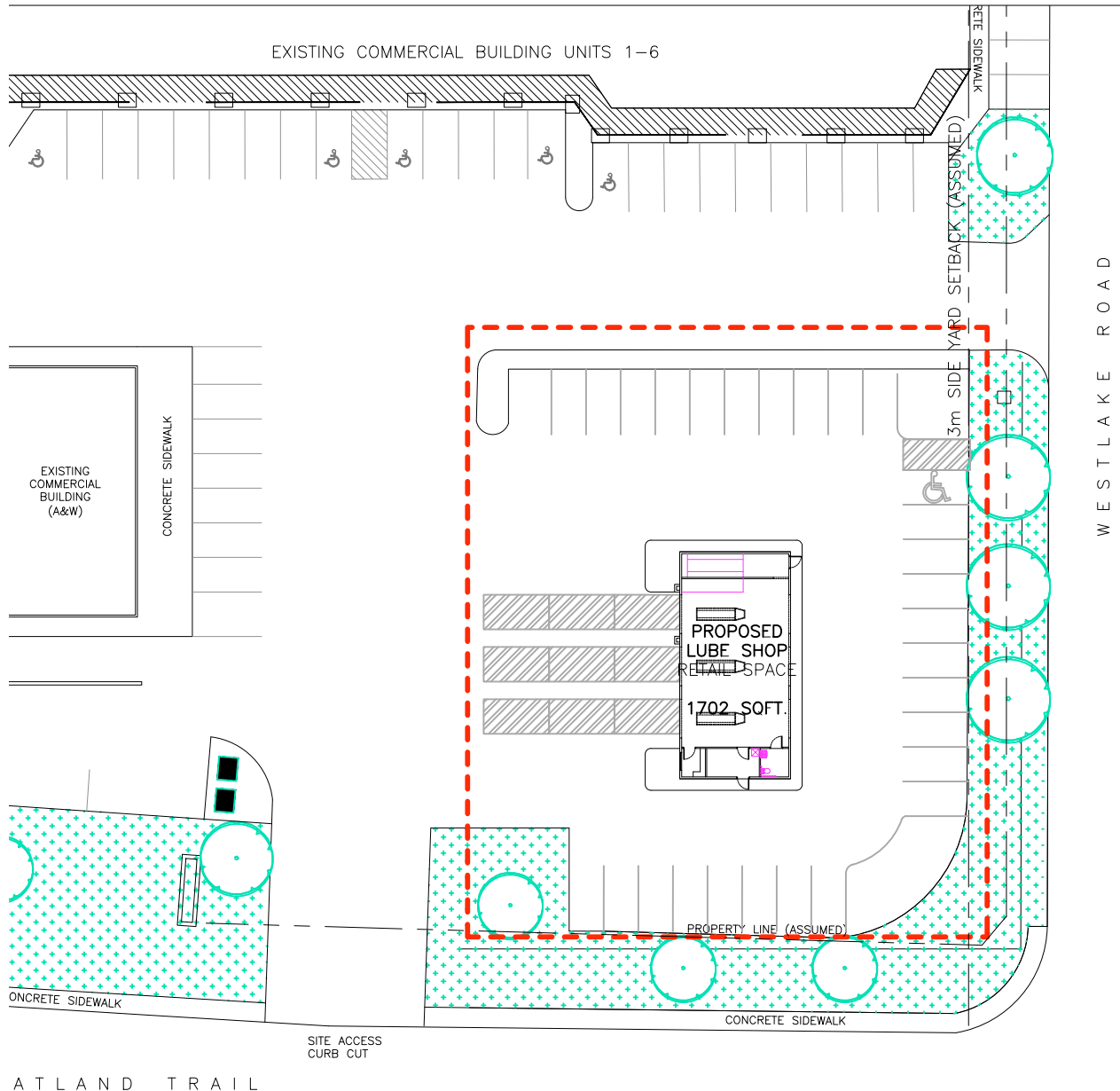
Established Plaza With Newly Renovated Façade

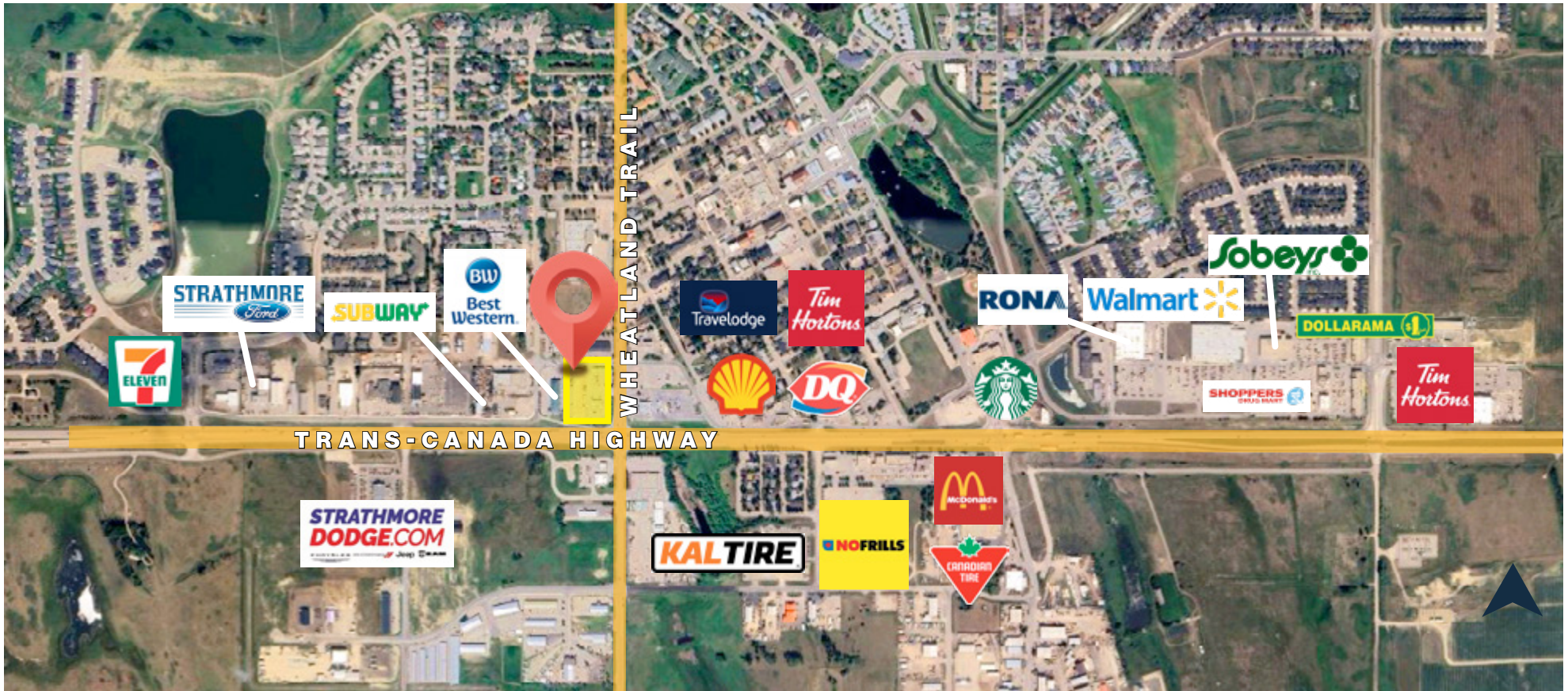


Proposed Pad Lube Station

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



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