

Blackstone

For Lease

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

Established Plaza with Newly Renovated Façade

Country Plaza

Pad Development Opportunity



Mahmud Rahman VP /Associate

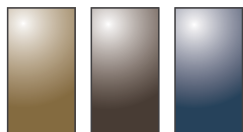
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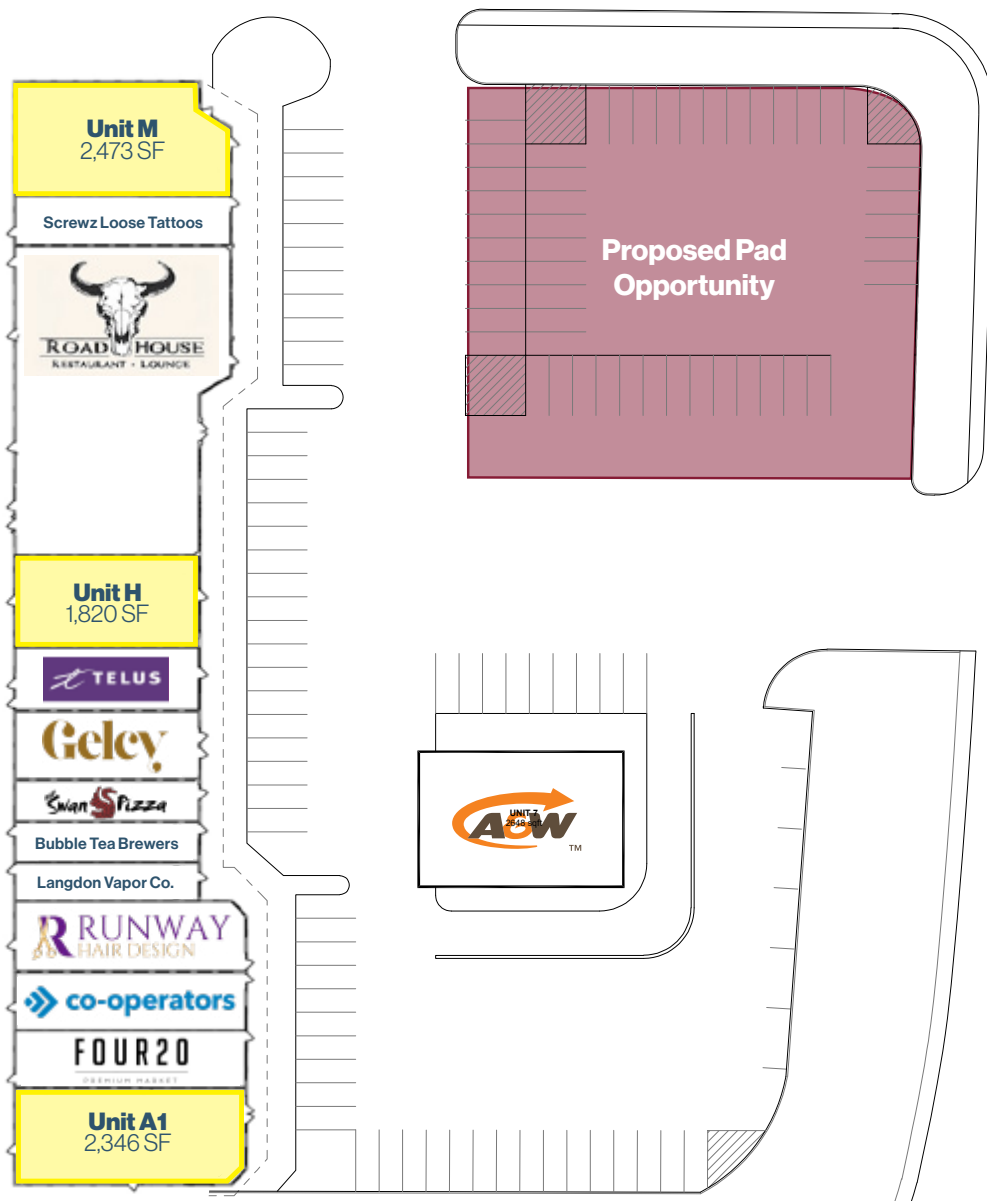


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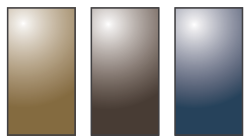


PROPERTY DETAILS

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.



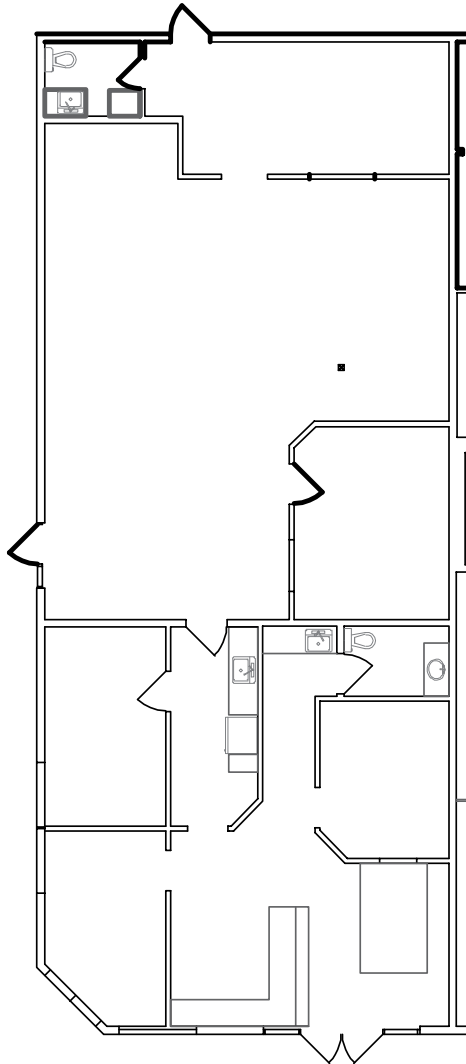
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Floor Plans

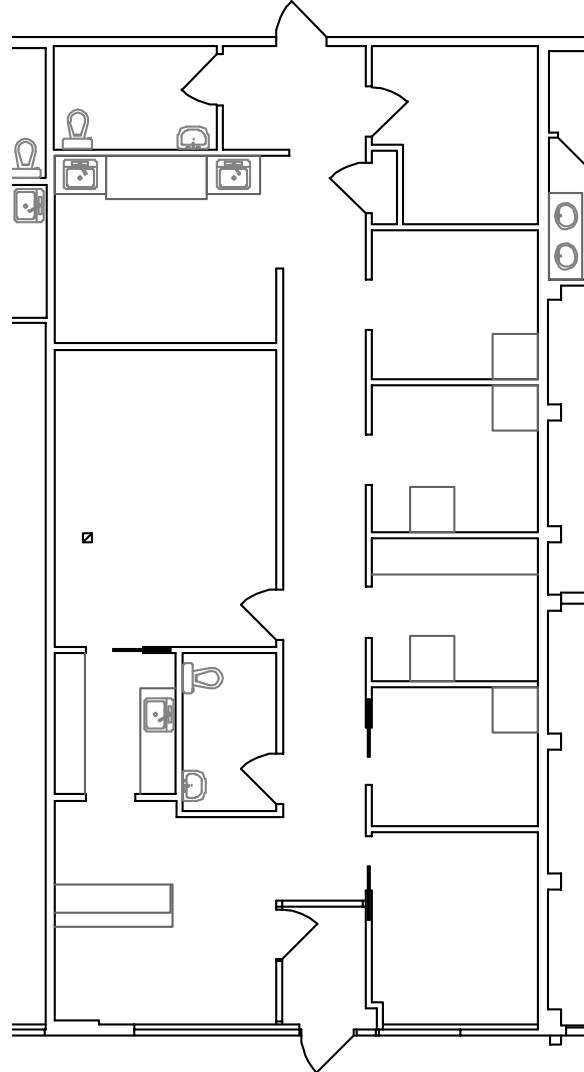
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Unit A1: 2,346 SF

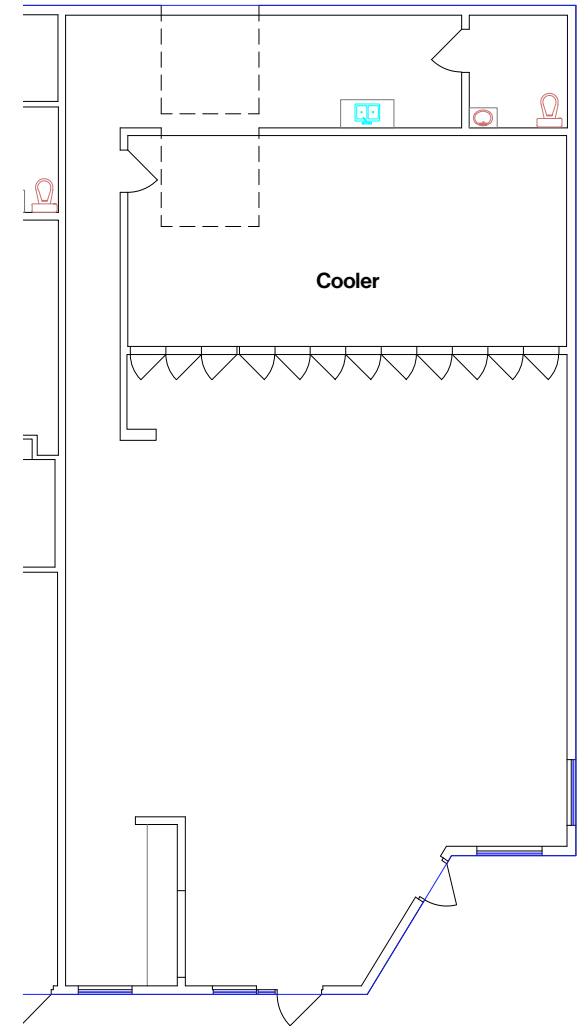


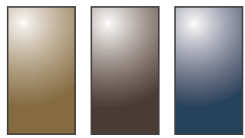
Unit H: 1,820 SF



Parking Lot

Unit M: 2,473 SF



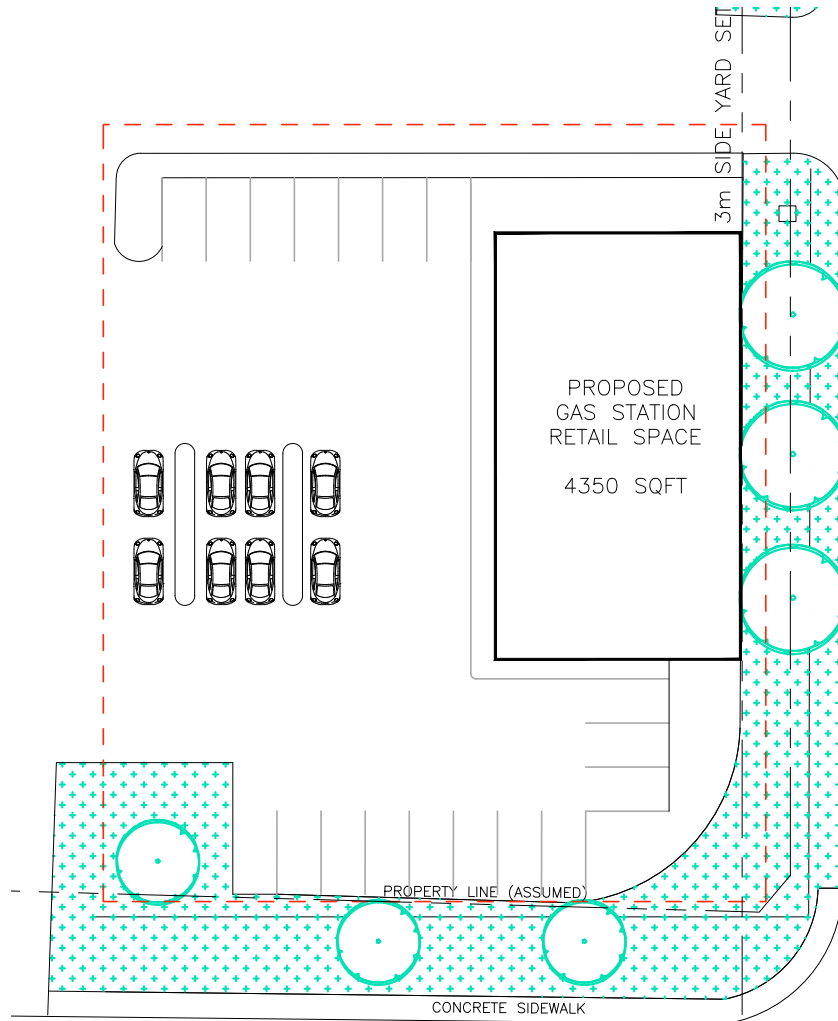


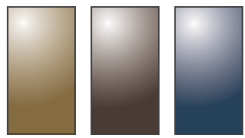
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Proposed Pad Gas Station

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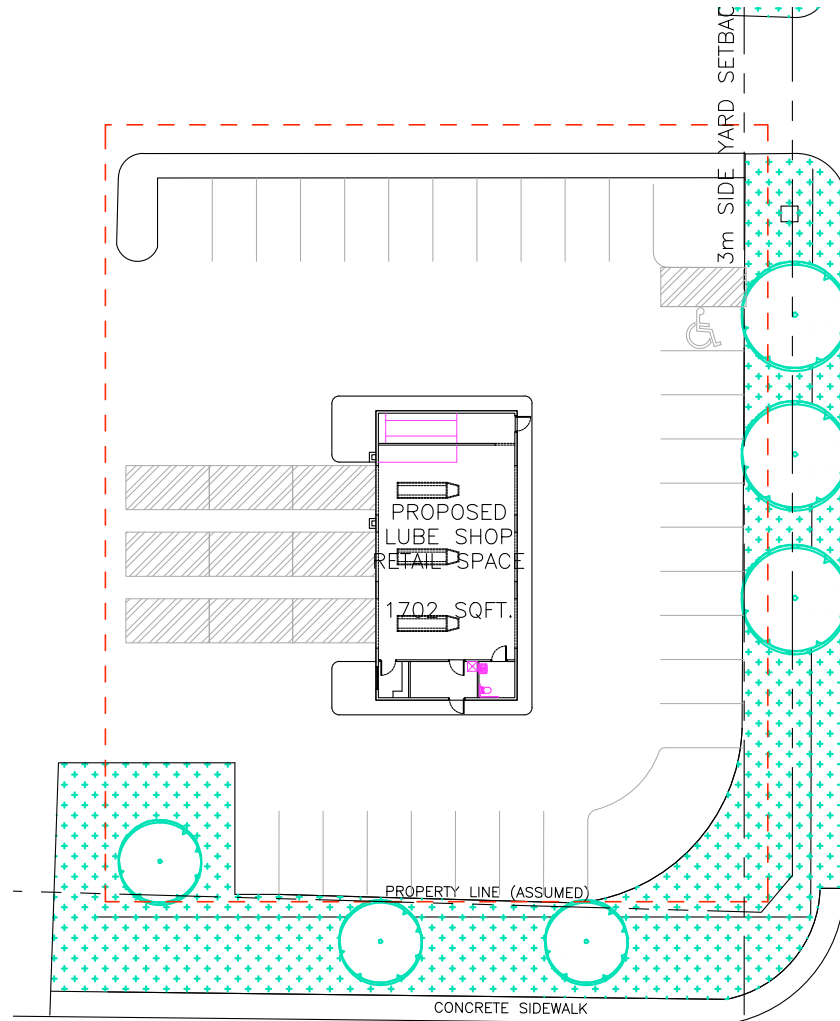


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Proposed Pad Lube Station

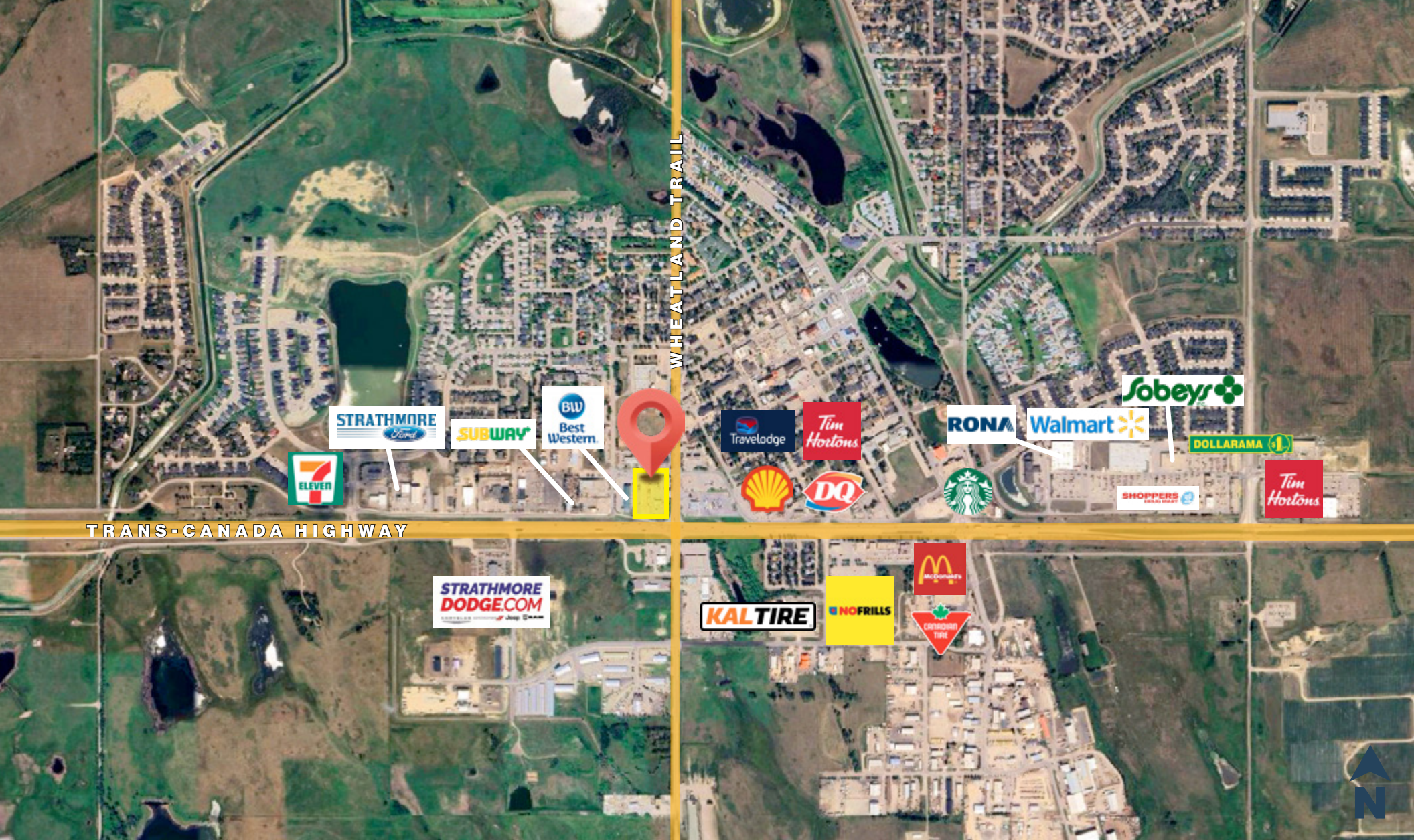
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WEST LAKE ROAD





NEIGHBORHOOD
Strathmore



POPULATION
16,000



MEDIAN AGE
40



HOUSEHOLD INCOME
\$110,000



TRAFFIC COUNT
14,650 VPD | Highway 1

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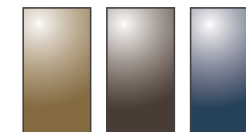
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Thank you for your Interest



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