

**Blackstone**

# For Lease

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

**Established Plaza with Newly Renovated Façade**

## Country Plaza



**Mahmud Rahman** *VP /Associate*

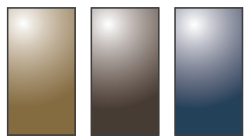
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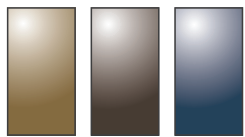


### PROPERTY DETAILS

<b>Size Available</b>	<b>Unit A1</b> 2,780 SF <b>Unit F</b> 925 SF <b>Unit H</b> 1,820 SF
<b>Availability</b>	Negotiable
<b>Net Rate</b>	Contact Associate
<b>Op Costs</b>	\$7.50 PSF
<b>Zoning</b>	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.



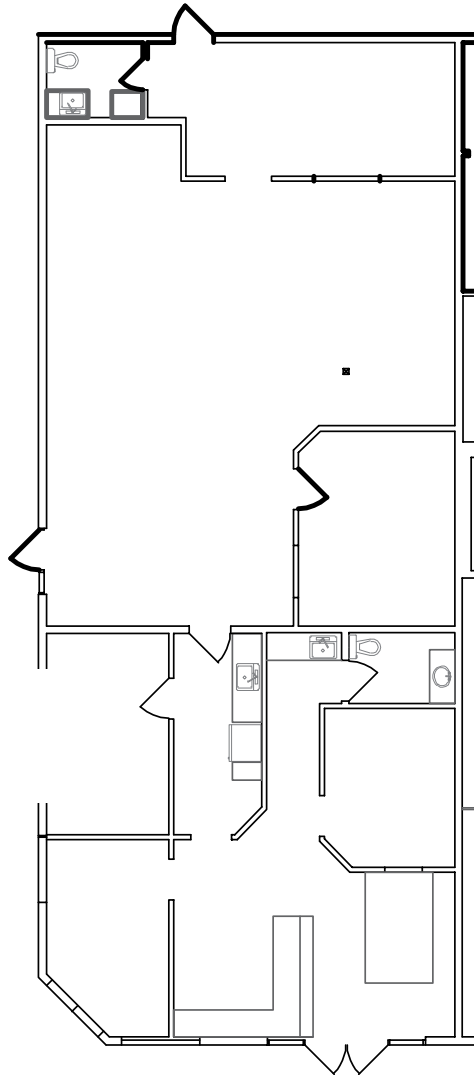
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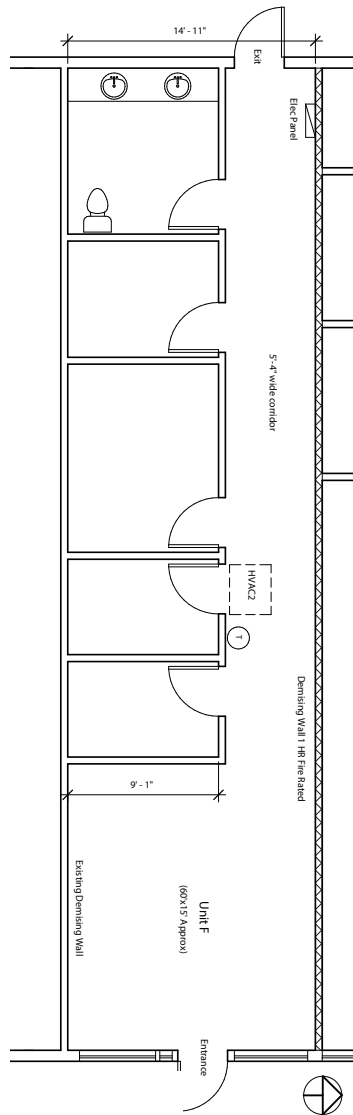
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**Unit A1: 2,780 SF**

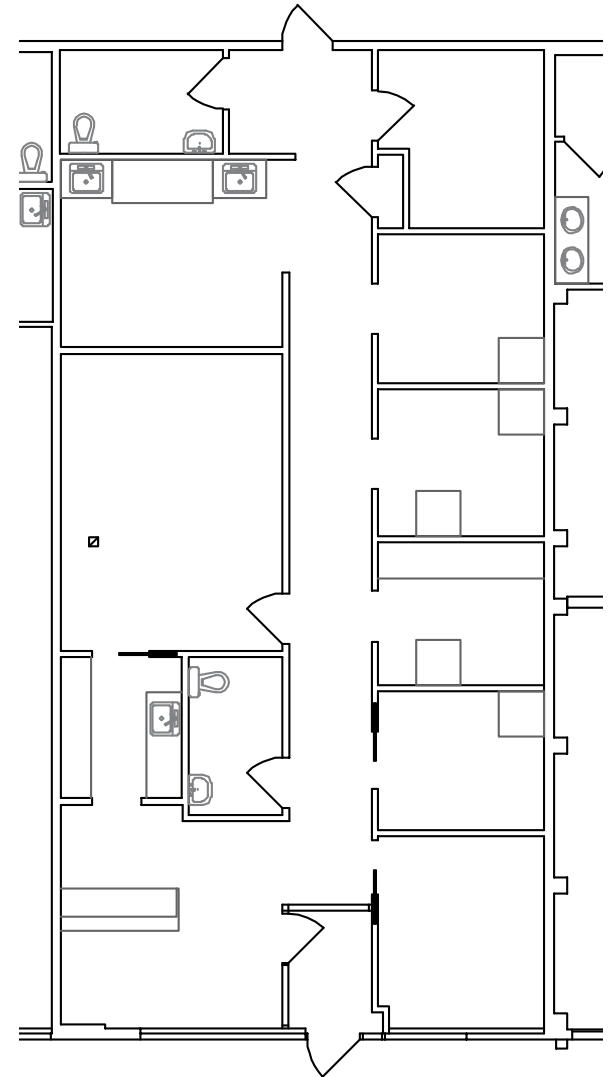


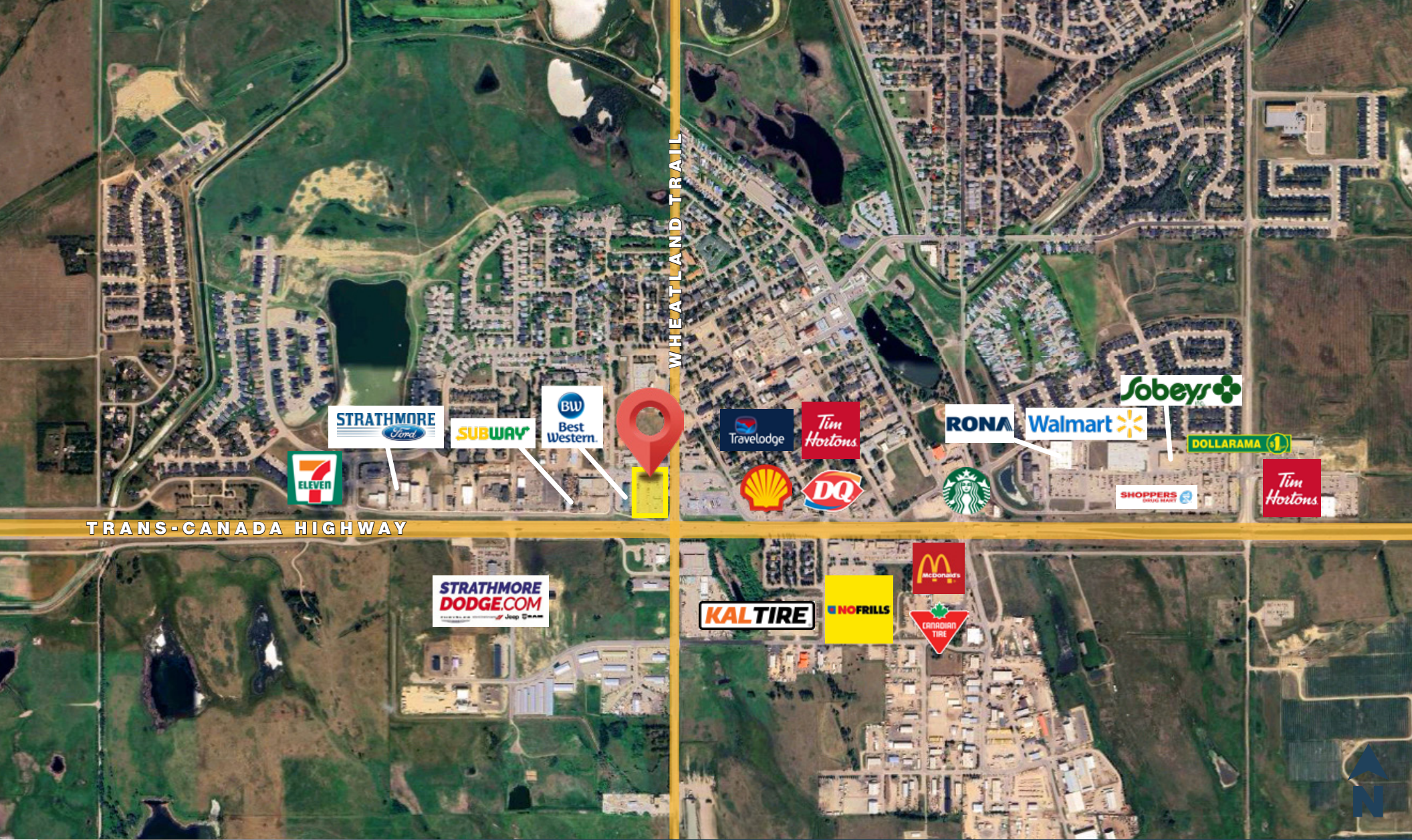
**Unit F: 925 SF**



Parking Lot

**Unit H: 1,820 SF**





TRANS-CANADA HIGHWAY

WHEATLAND TRAIL



NEIGHBORHOOD  
Strathmore



POPULATION  
16,000



MEDIAN AGE  
40



HOUSEHOLD INCOME  
\$110,000



TRAFFIC COUNT  
14,650 VPD | Highway 1

**Mahmud Rahman** VP /Associate

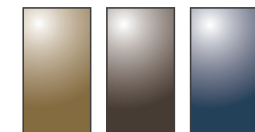
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# Thank you for your Interest



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