Blackstone
Commercial Real Estate Services Inc.

For Lease

COUNTRY PLAZA

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

Established Plaza with Newly Renovated Façade



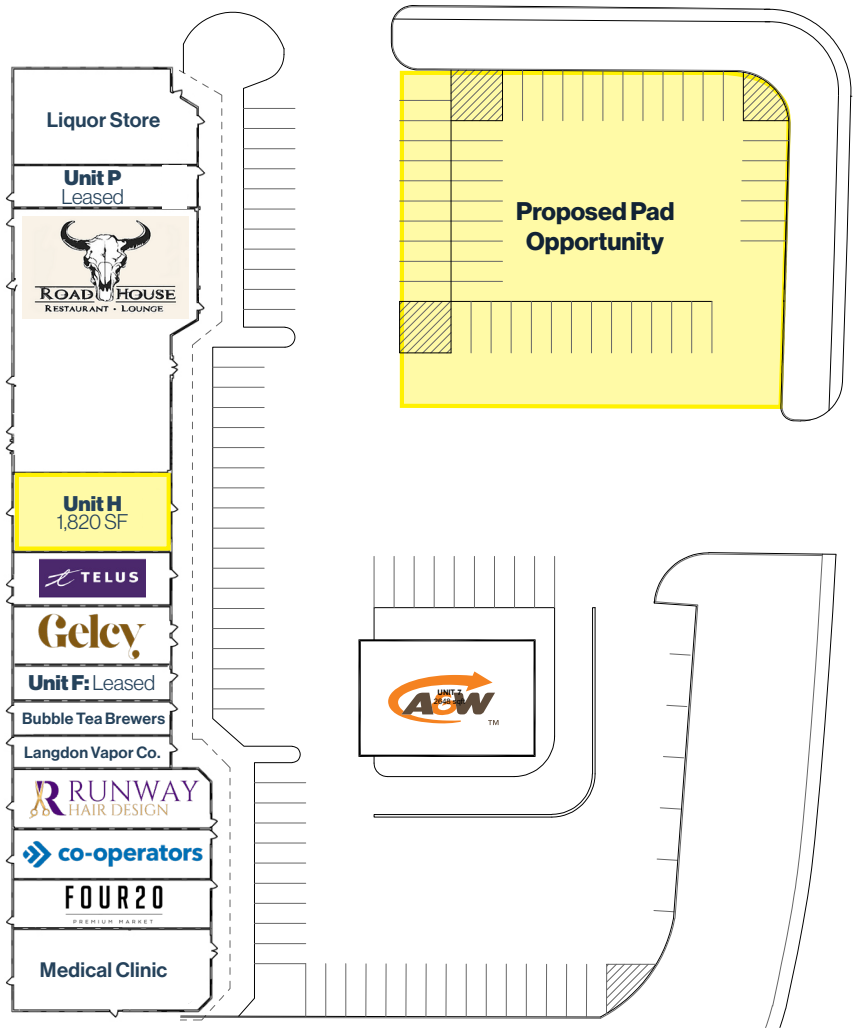
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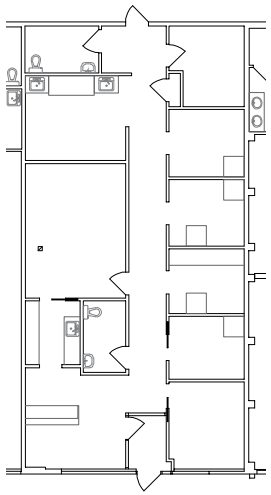
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PROPERTY DETAILS

Size Available	**Unit F** LEASED **Unit H** **1,820 SF** **Unit P** LEASED **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

Unit H: 1,820 SF



THE OFFERING

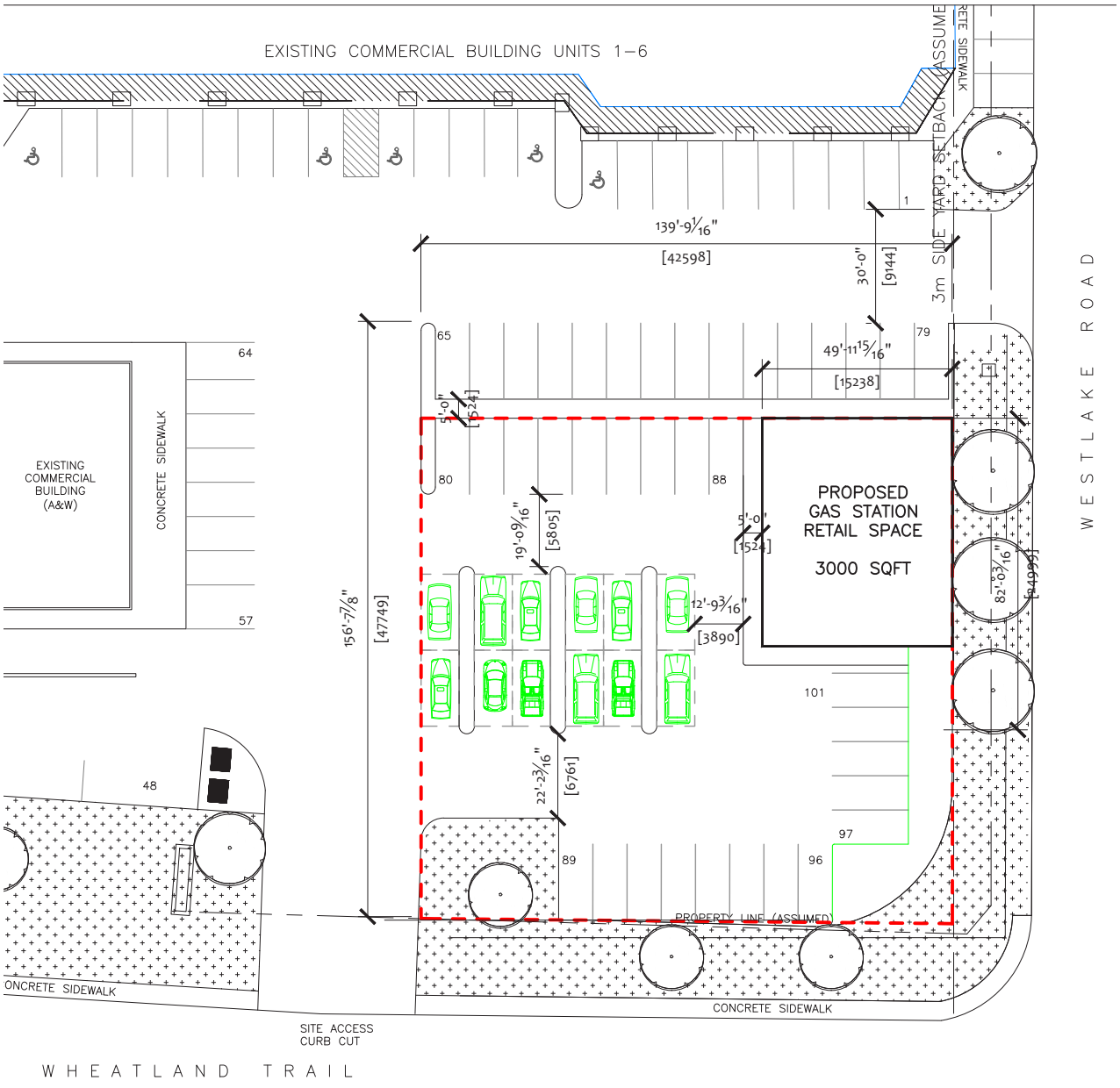
- **High-Traffic Plaza** with national tenants: A&W, Telus, Red Swan Pizza, Cooperators & Four20
- **Prime Corner** Location at Hwy 1 & Wheatland Trail with top visibility
- **Close to Medical** Centres driving steady daily traffic
- **PAD CRU Available** with drive-thru potential – ideal for QSR or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

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Proposed Pad Gas Station

COUNTRY PLAZA

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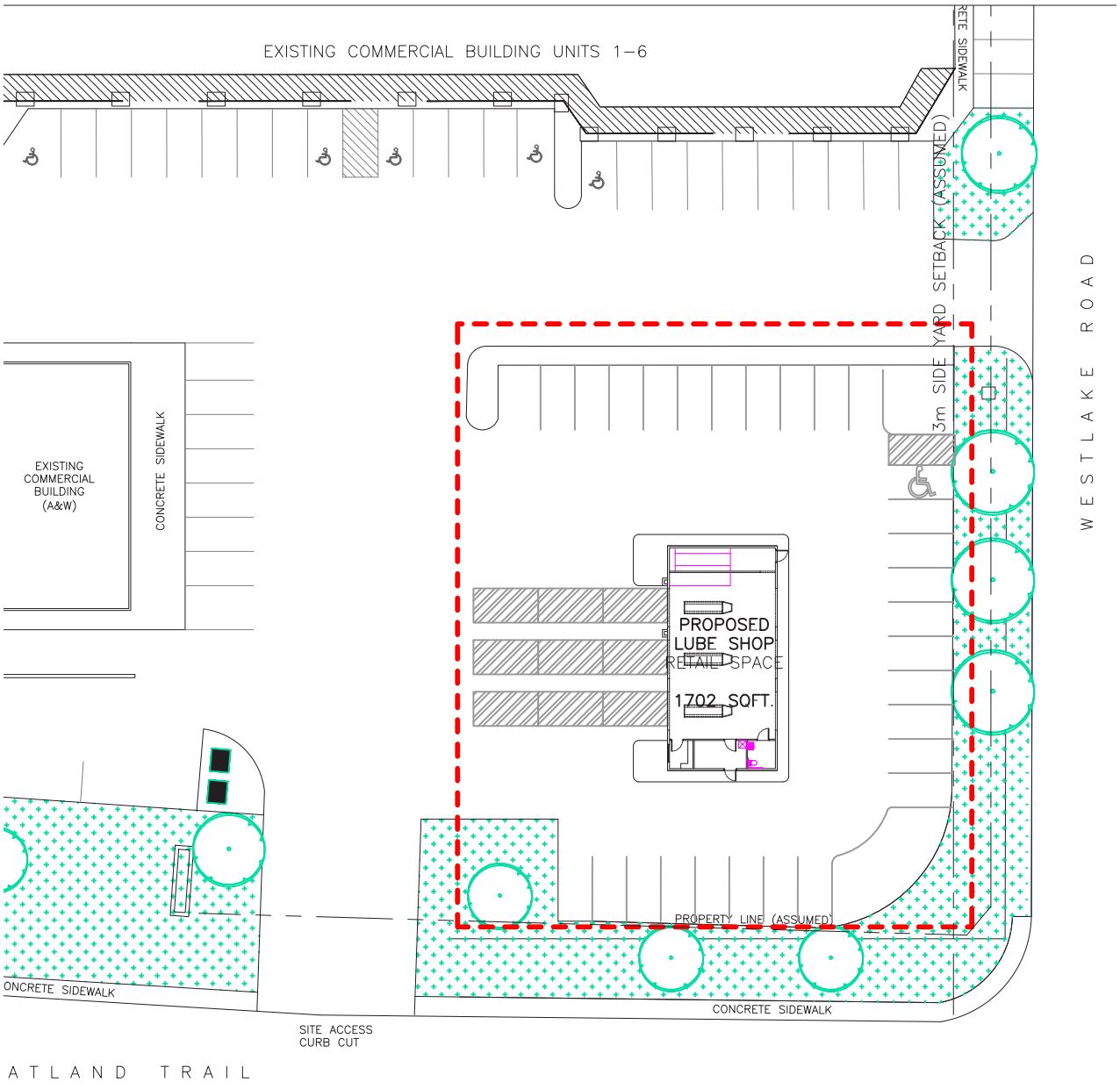


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Proposed Pad Lube Station

COUNTRY PLAZA

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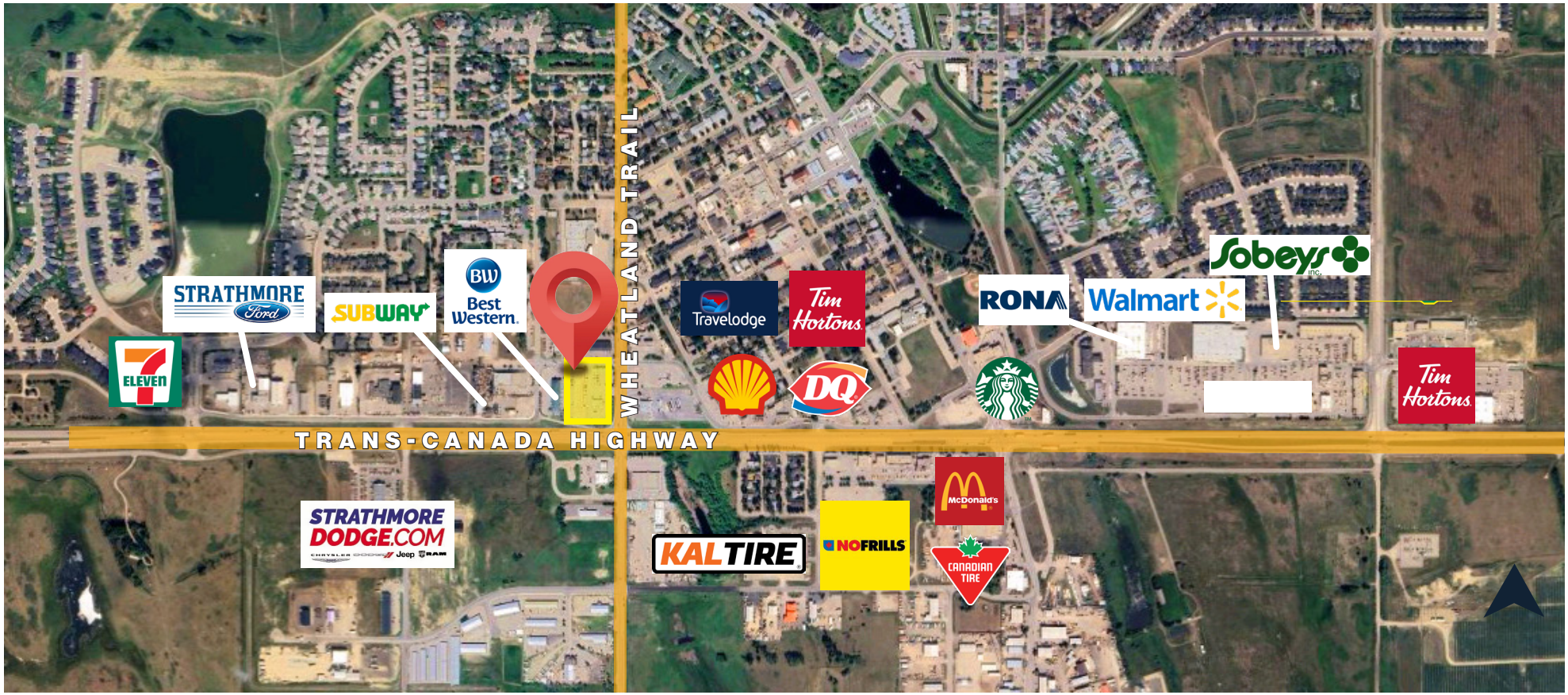












NEIGHBORHOOD Strathmore

POPULATION 16,000

MEDIAN AGE 40

HOUSEHOLD INCOME $110,000

TRAFFIC COUNT 14,650 VPD | Highway 1

Patrick White *Director, Retail Properties*
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Thank you for your Interest

For More Information Contact Patrick White:



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