

COUNTRY PLAZA

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

Established Plaza with Newly Renovated Façade



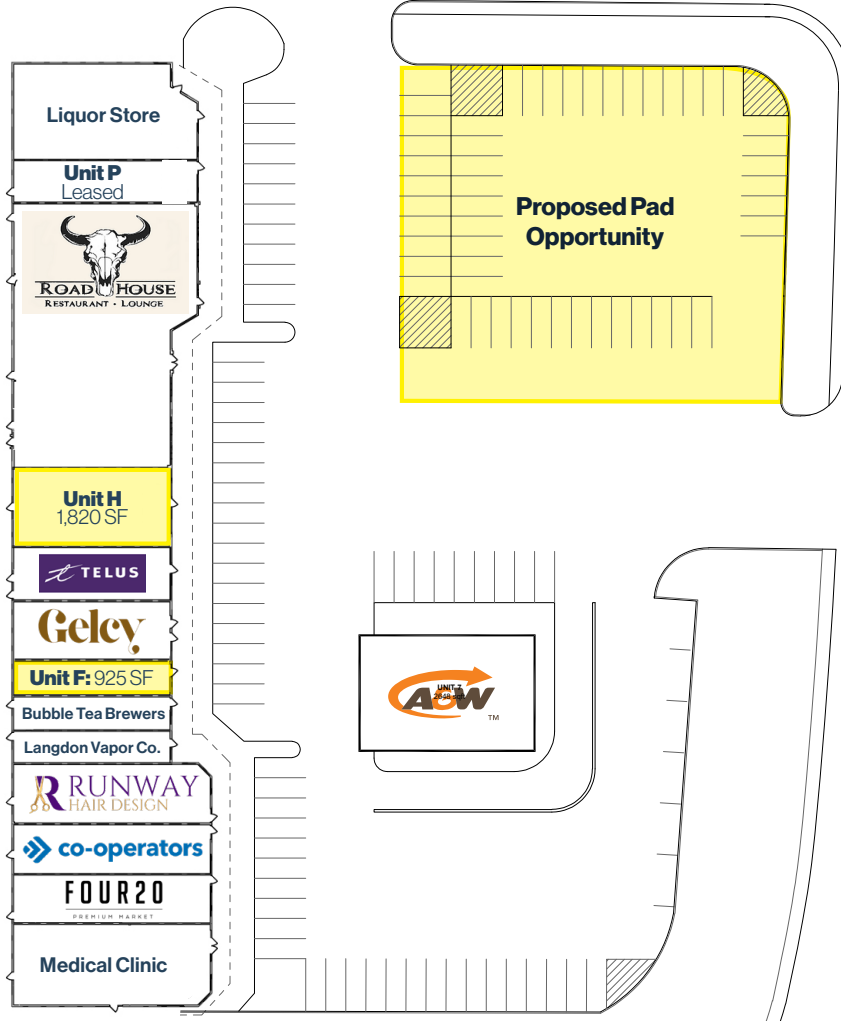
**Pad Development
Opportunity**
Gas Station Concept

WHEATLAND TRAIL

Patrick White *Director, Retail Properties*

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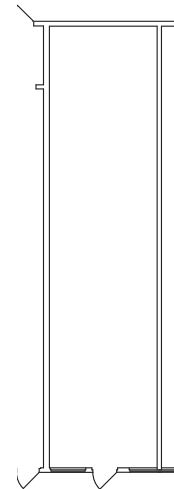
E pwhite@blackstonecommercial.com



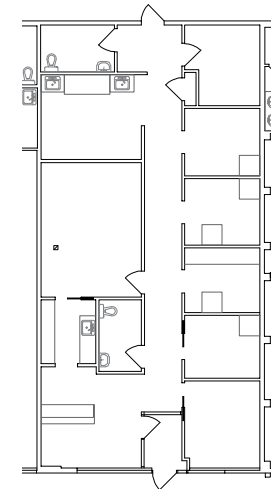
PROPERTY DETAILS

Size Available	Unit F	925 SF
	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 F: 925 SF



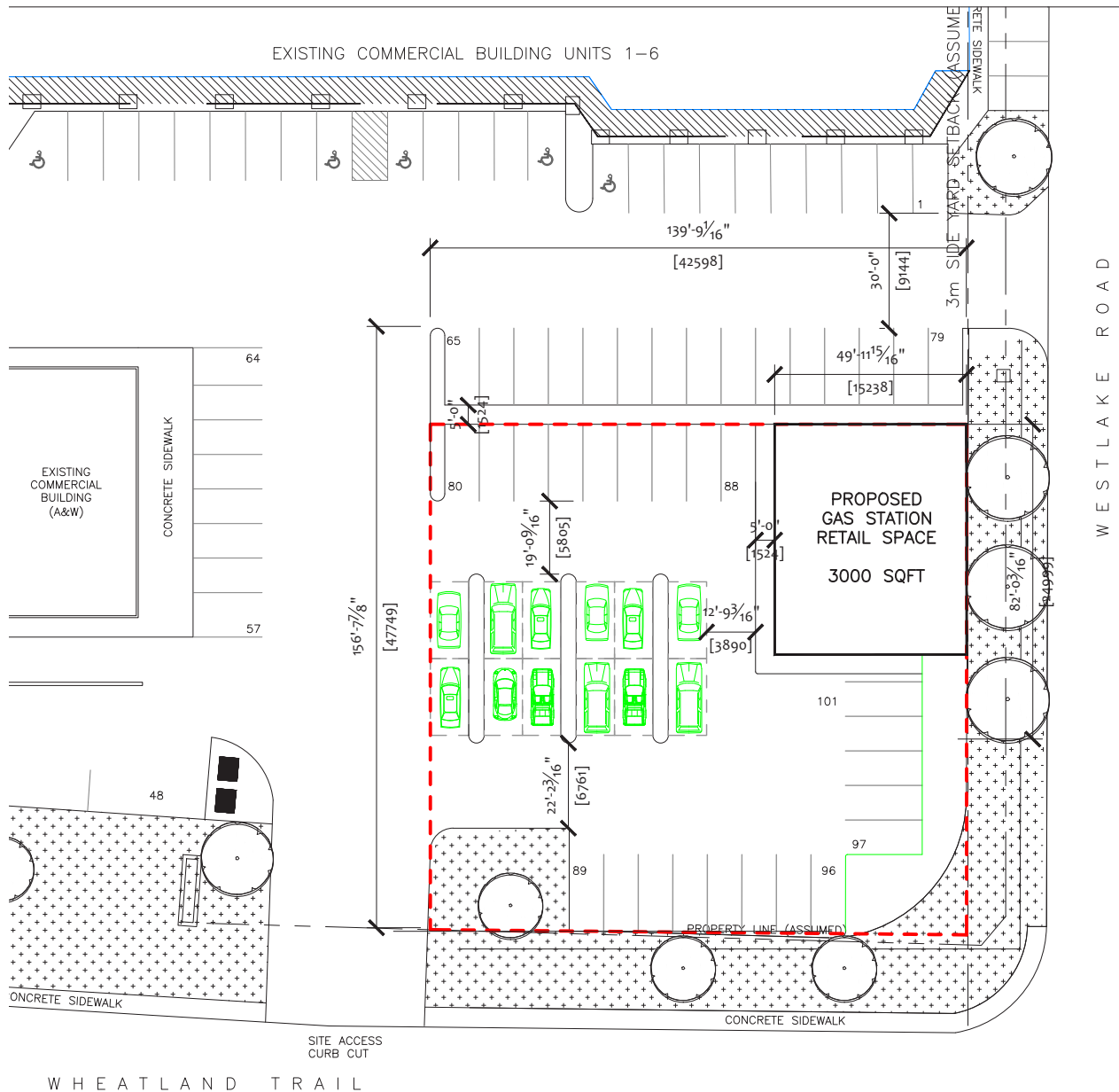
Unit H: 1,820 SF

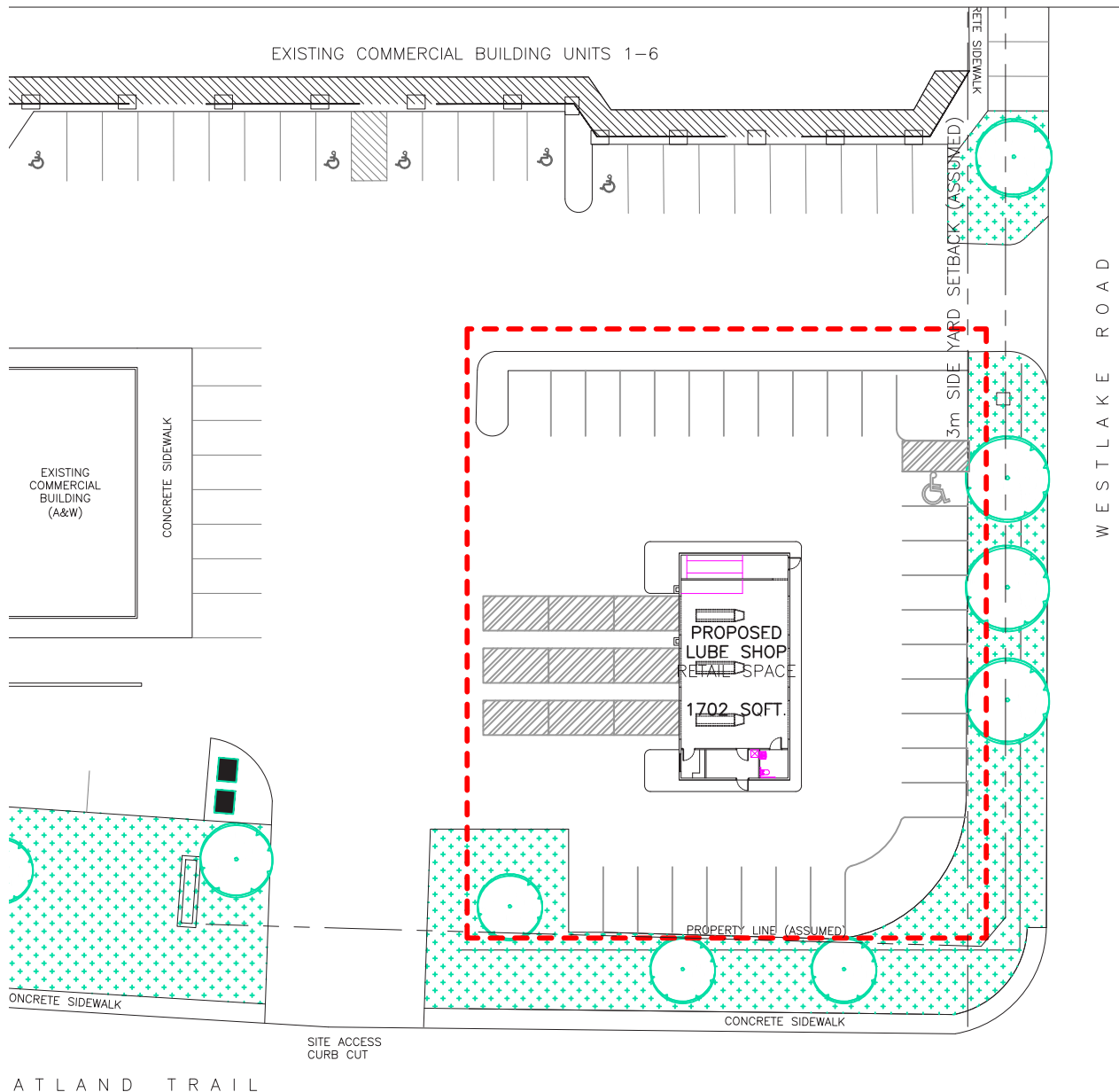


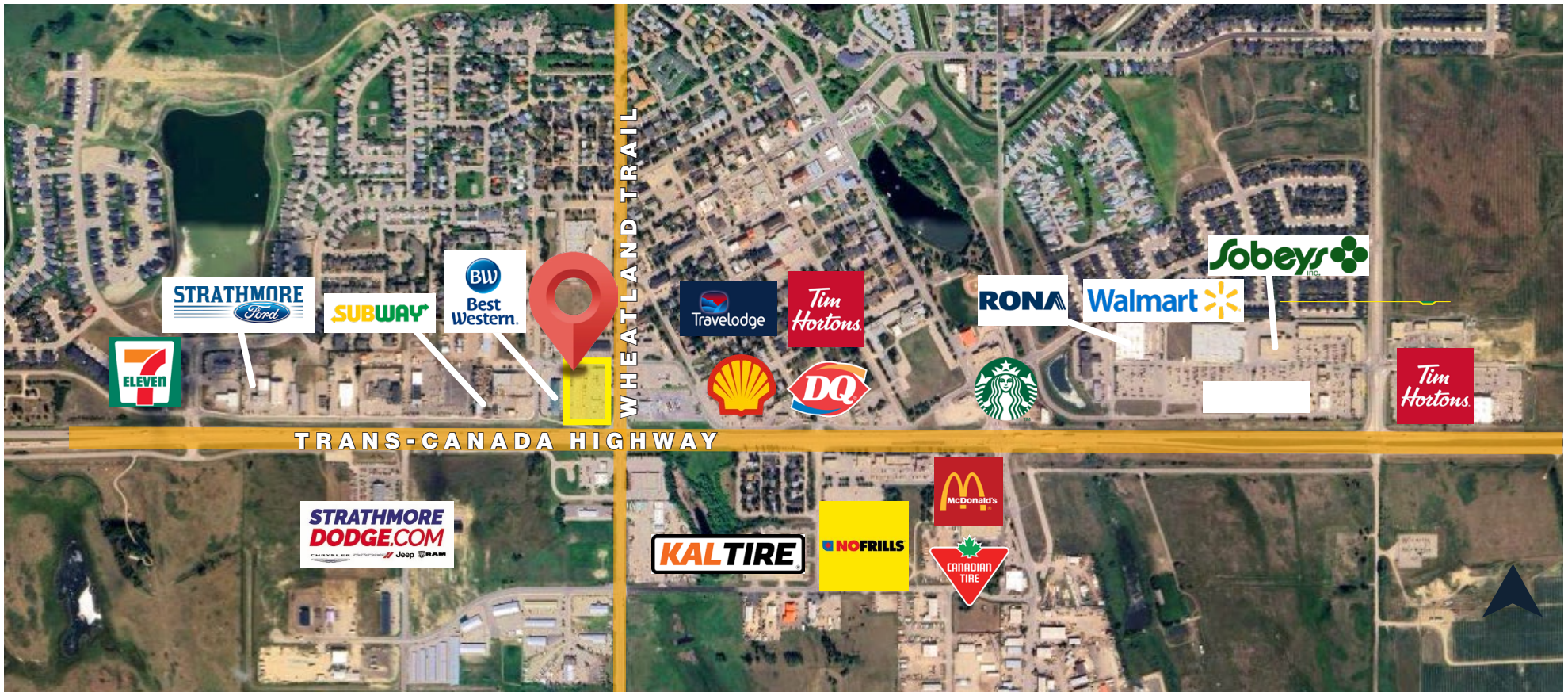
Parking

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







NEIGHBORHOOD
Strathmore



POPULATION
16,000



MEDIAN AGE
40



HOUSEHOLD INCOME
\$110,000



TRAFFIC COUNT
14,650 VPD | Highway 1

Thank you for your Interest

For More Information Contact Patrick White:



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