

# For Lease

100 Ranch Market | Strathmore, AB



## Demographics



NEIGHBORHOOD  
Strathmore



POPULATION  
13,592



MEDIAN AGE  
38



HOUSEHOLD INCOME  
\$101,734

## Building Details



PARKING  
4.3 Stalls Per  
1,000 SF



YEAR BUILT  
2007 - 2011



TRAFFIC COUNT  
13,480 Vehicles Per Day

# Blackstone

Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P (403) 214-2344  
[blackstonecommercial.com](http://blackstonecommercial.com)

## Ranch Market Shopping Centre

### Property Details

<b>Size Available:</b>	Unit 105 C - 2,396 SF Unit 105 G1 - 1,777 SF <b>Leased</b> Unit 105 J&K - 4,555 SF Unit 105 O&P - 6,611 SF Unit 125 C - 1,227 SF Unit 125 D - 2,427 SF Unit 125 E2 - 2,037 SF
<b>Net Rate:</b>	Contact Associate
<b>Op Costs:</b>	\$8.55 PSF (Est.)
<b>Availability:</b>	Immediately
<b>Zoning:</b>	CHWY - Highway Commercial District

### Highlights

- Main power centre in Strathmore and is the first retail hub coming from the east
- Accessed by 2 all-turns intersections on the prime corner of the Trans-Canada Highway and George Freeman Trail
- Main power centre shadow anchored by Walmart, Sobeys and RONA. Other tenants include Shoppers Drug Mart, Royal Bank, ATB, Dollarama, M&M Meats, Lammlé's, Original Joes, Pet Planet, OPA!, Booster Juice, Pizza Hut and Quesada Burritos & Tacos

# Site Plan



# Gallery





# Thank you for your interest!

For More Info.

**Mahmud Rahman**

P (403) 930-8651

E [mrahman@blackstonecommercial.com](mailto:mrahman@blackstonecommercial.com)

**Randy Wiens**

P (403) 930-8649

E [rwiens@blackstonecommercial.com](mailto:rwiens@blackstonecommercial.com)

Unit A210, 9705 Horton Road SW, Calgary, Alberta T2V 2X5 | P (403) 214-2344

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2022. All rights reserved. This document is the copyrighted property of Blackstone Commercial.

[blackstonecommercial.com](http://blackstonecommercial.com)

 **Blackstone**  
Commercial Real Estate Services