

**Blackstone**

**For Lease**

100 Ranch Market | Strathmore, Alberta  
**Strathmore's Main Power Centre**

# Ranch Market



For more information, please  
contact one of our associates.

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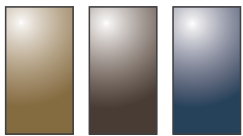


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|                       |  |
|-----------------------|--|
| <b>Size Available</b> | Unit 105 C - 2,396 SF<br>Unit 105 G1 - 1,777 SF<br>Unit 105 J&K - 4,555 SF<br>Unit 105 O&P - 6,611 SF<br>Unit 125 C - 1,227 SF<br>Unit 125 D - 2,427 SF <b>LEASED</b><br>Unit 125 E2 - 2,037 SF  |
| <b>Availability</b>   | Immediately  |
| <b>Net Rate</b>       | Contact Associate  |
| <b>Op Costs</b>       | \$8.55 PSF   |
| <b>Zoning</b>         | CHWY - Highway Commercial District   |
| <b>Highlights</b>     | <ul style="list-style-type: none"> <li>• Main power centre in Strathmore and is the first retail hub heading East from Calgary</li> <li>• Accessed by 2 all-turns intersections on the prime corner of the Trans-Canada Highway and George Freeman Trail</li> <li>• Main power centre shadow anchored by Walmart, Sobeys and RONA. Other tenants include Shoppers Drug Mart, Royal Bank, ATB, Dollarama, M&amp;M Meats, Lammle's, Original Joes, Pet Planet, OPA!, Booster Juice, Pizza Hut and Quesada Burritos &amp; Tacos</li> <li>• Each building to be demised up to three retail CRU's</li> <li>• Demising options available, smallest demised space is 800 SF</li> <li>• Exclusivity provided for units larger than 3,600 SF</li> </ul> |

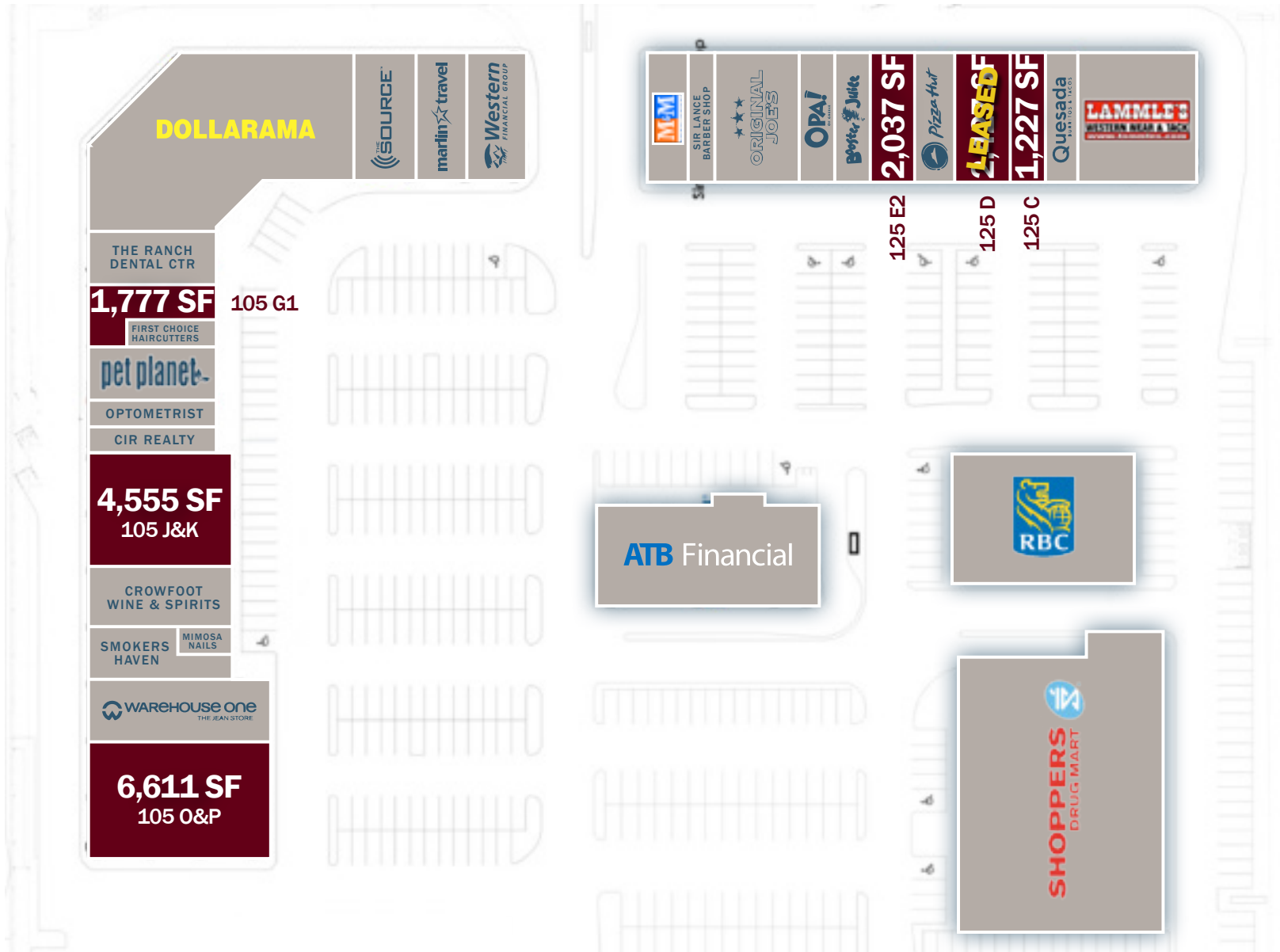


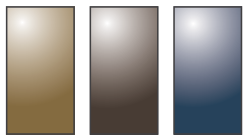
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# Location



NEIGHBORHOOD  
Strathmore



POPULATION  
3KM  
13,592



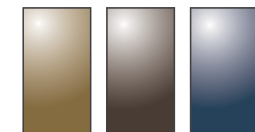
MEDIAN AGE  
38



HOUSEHOLD INCOME  
\$101,730



TRAFFIC COUNT  
13,480 VPD | 1 Southridge at Hwy 7



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# Thank you for your Interest



**BlackstoneCommercial.com**

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