

**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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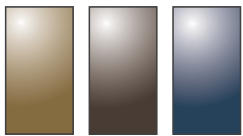


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**Size Available**

- Unit 105 C - 2,396 SF
- Unit 105 G1 - 1,777 SF
- 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 **LEASED**
- Unit 125 E2 - 2,037 SF

**Availability**

Immediately

**Net Rate**

Contact Associate

**Op Costs**

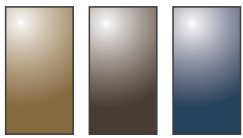
\$9.39 PSF (Est.)

**Zoning**

CHWY - Highway Commercial District

**Highlights**

- Main power centre in Strathmore and is the first retail hub heading East from Calgary
- 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, Lammle's, Original Joes, Pet Planet, OPA!, Booster Juice, Pizza Hut and Quesada Burritos & Tacos
- Each building to be demised up to three retail CRU's
- Demising options available, smallest demised space is 800 SF
- Exclusivity provided for units larger than 3,600 SF

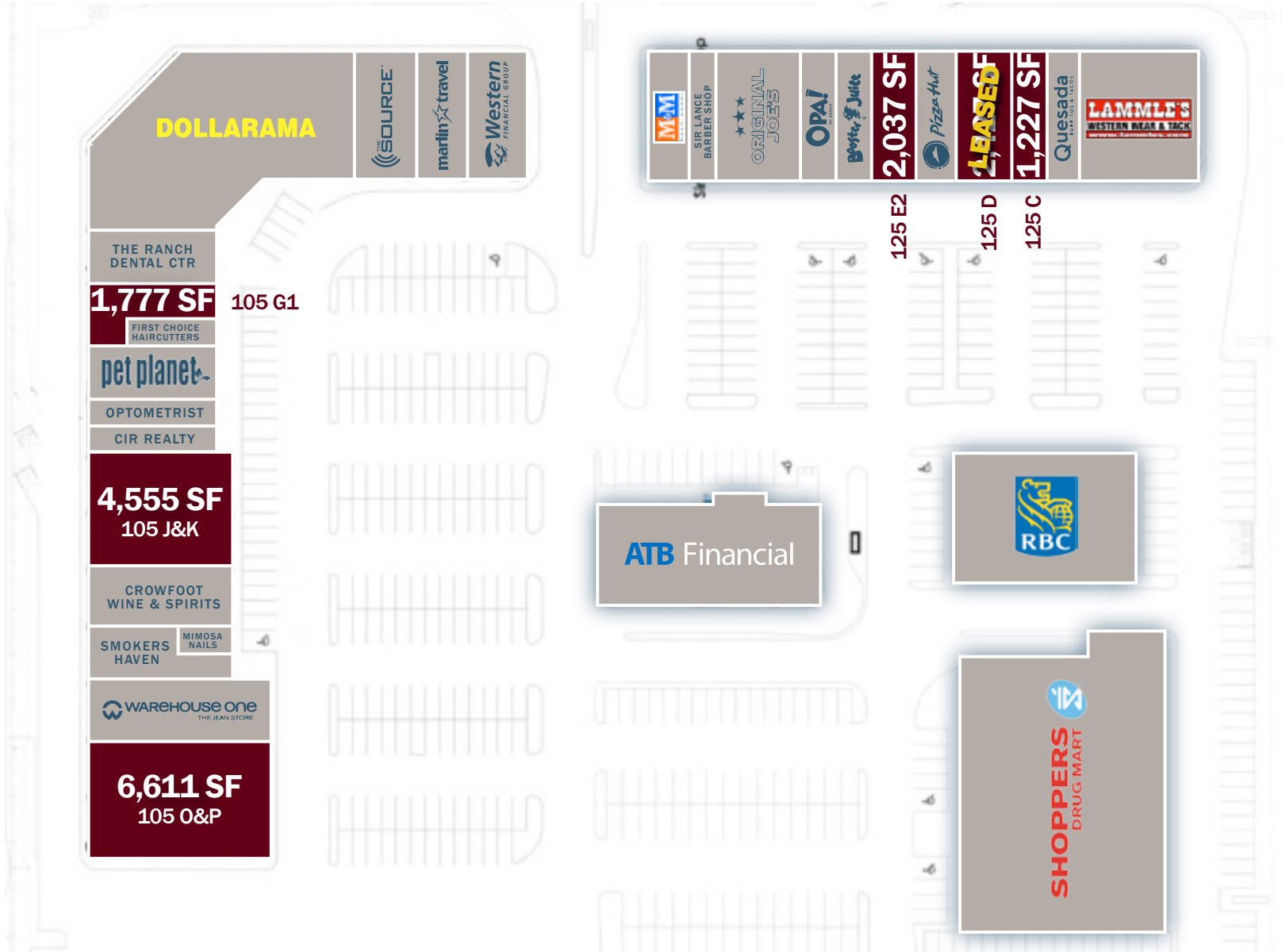


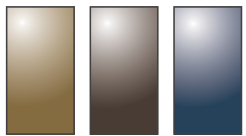
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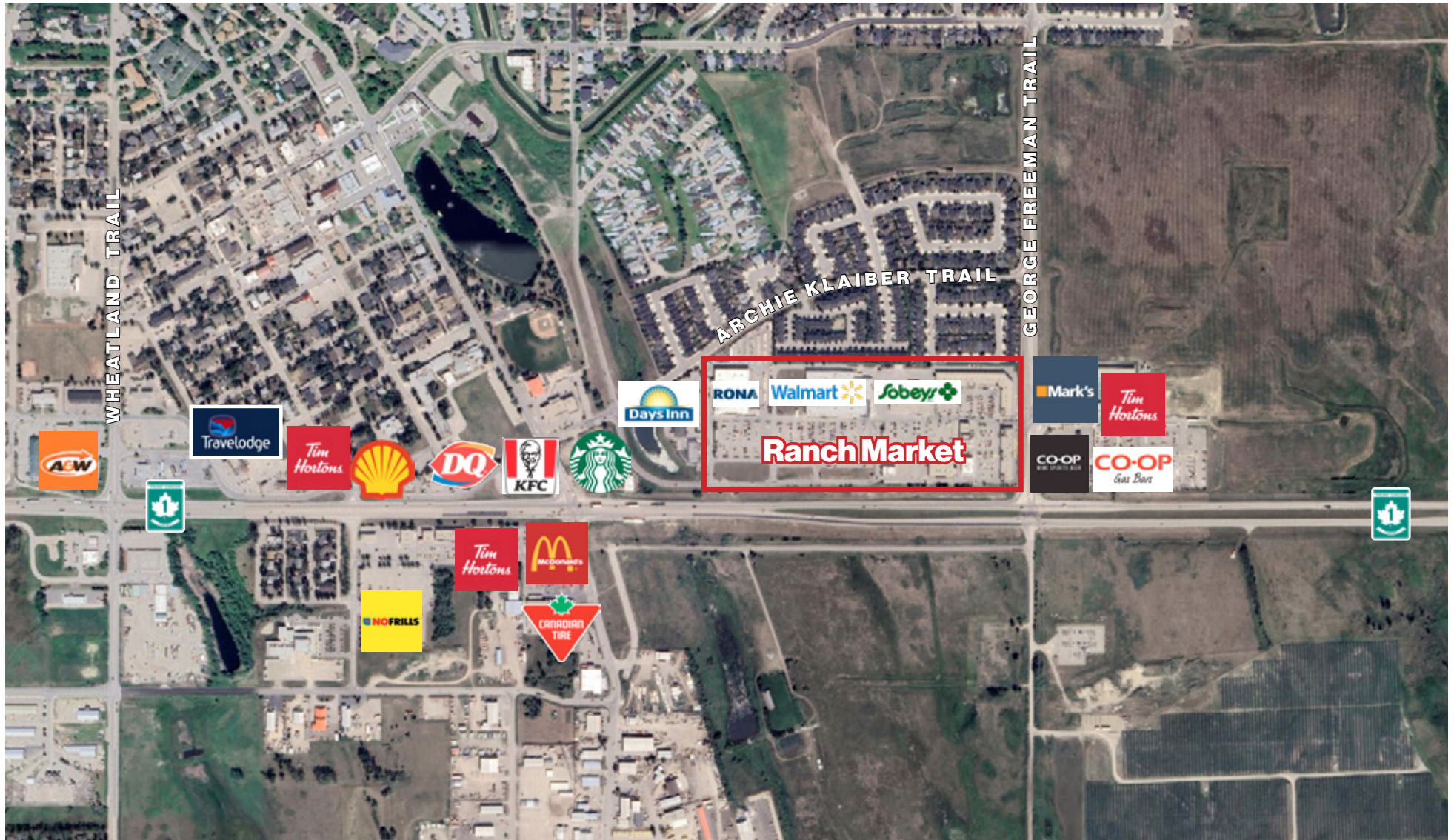
## Strathmore's Main Power Centre





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# Location



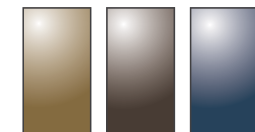
 **NEIGHBORHOOD**  
Strathmore

 **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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