

**Blackstone**

# For Sale

11001 20 Avenue | Blairmore, Alberta

100% Leased NNN Investment - Grocery-Anchored Crowsnest Mall

## Just Reduced



## 11001 20 Ave, Blairmore, AB

Retail Property for Sale | Grocery-Anchored Crowsnest Mall

### Property Details

<b>Asking Price:</b>	<del>\$6,988,000.00</del> \$6,488,000.00
<b>Building Size:</b>	(56,886 SF) Rentable: 46,866 SF
<b>Land Size:</b>	8.60 acres Including land for future multifamily development
<b>Vacancy:</b>	0 SF (0%)
<b>Current NOI:</b>	\$580,000.00
<b>Parking:</b>	110 On Site
<b>Tenancy:</b>	9 Tenants - 100% Fully Leased

### Highlights

- This property offers a strong cap rate.
- All nine units are secured with NNN leases.
- The property is anchored by IGA (Sobeys), a trusted and established grocery chain.
- Notable tenants include Bank of Nova Scotia, Red Apple, a medical clinic, and a pharmacy.
- The property benefits from a competitive advantage in an area with limited commercial competition.
- It experiences heavy daytime traffic and is located less than 600 meters from Highway 3.
- The sale includes ±2.5 acres of excess land with a proposed multifamily development.
- The seller has completed roof improvements.
- Originally built in 1976, the property was renovated in 1999.

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9705 Horton Road SW

Unit A210

Calgary, Alberta T2V 2X5

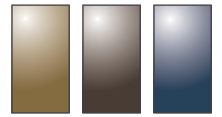
**P** 403.214.2344

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**9.0%**  
CAP RATE

**\$114.05**  
PSF

**\$12.32**  
Avg. Net Rent PSF



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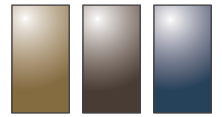
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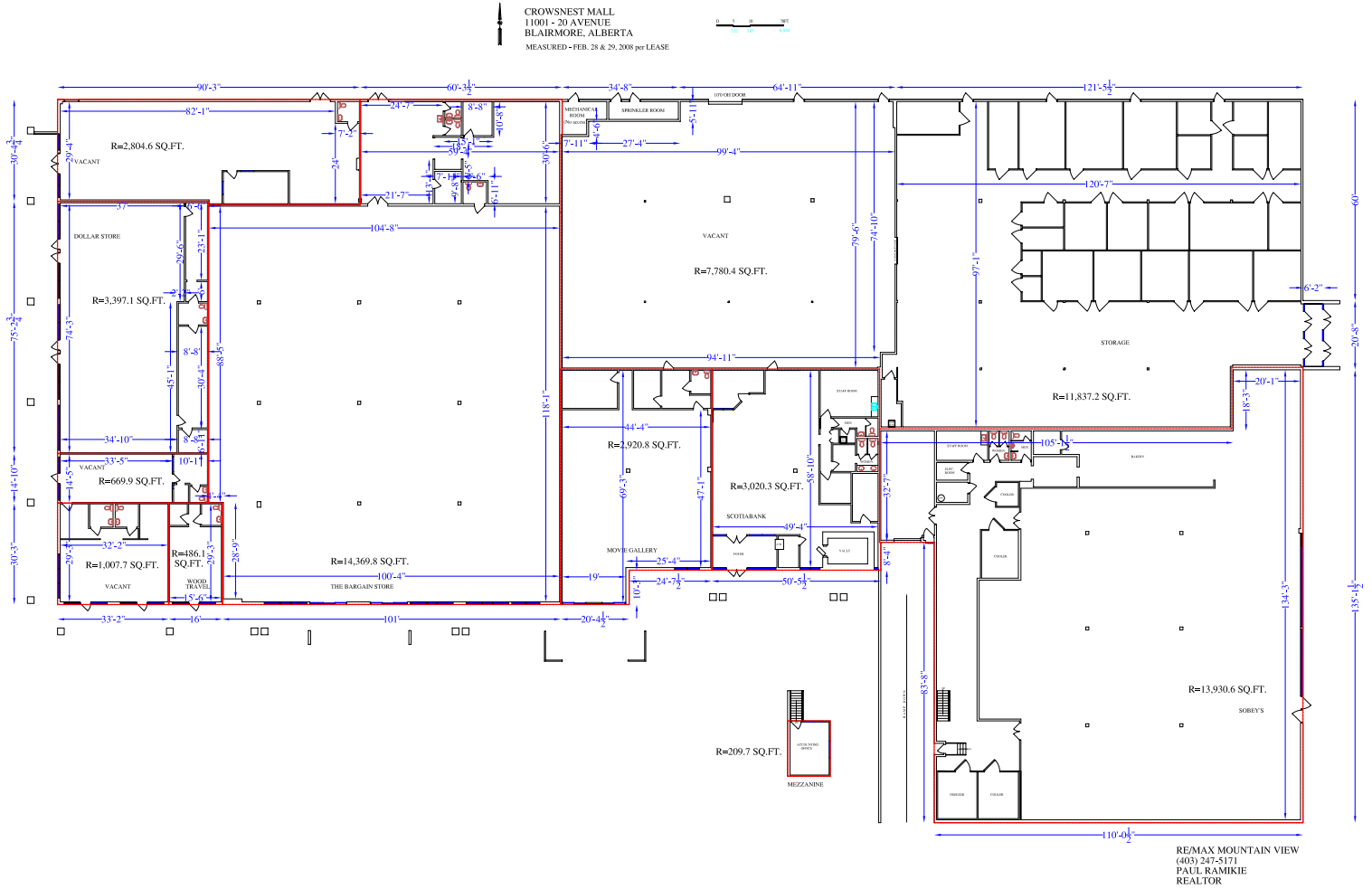
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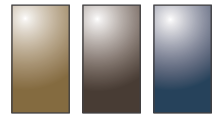
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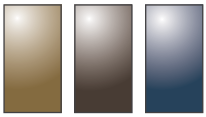
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**NEIGHBORHOOD**

Crowsnest Pass



**POPULATION**

**5 Min Drive Radius**  
2,724  
**5-10 Min Drive Radius**  
1,918  
**10-15 Min Drive Radius**  
1,025



**MEDIAN AGE**

52



**HOUSEHOLD INCOME**

**5 Min Drive Radius**  
\$88,156  
**5-10 Min Drive Radius**  
\$94,417  
**10-15 Min Drive Radius**  
\$85,918



**TRAFFIC COUNT**

9,180 VPD | Highway 3/Crowsnest

For more information, please contact one of our associates.



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