

Blackstone

For Sale

11001 20 Avenue | Blairmore, Alberta

100% Leased NNN Investment - Grocery-Anchored Crowsnest Mall



11001 20 Ave, Blairmore, AB

Retail Property for Sale | Grocery-Anchored Crowsnest Mall

THE OFFERING

- **High Income-Producing Asset:**
High Cap Rate
- **Passive Investment Opportunity:**
All 9 units are on NNN leases
- Anchored by IGA (Sobeys) Grocery Store
- **Robust and Diverse Tenant Mix:**
Includes notable tenants such as IGA, Bank of Nova Scotia, Red Apple, a medical clinic, and a pharmacy
- **Limited Area Competition:**
The property enjoys a competitive advantage in the area
- Heavy Day Time Traffic
- Less than 600m from Highway 3
- **Multifamily Development Opportunity:**
±2.5 acres of excess land included in sale
- Seller has improved the roof
- ±46,940 sf (\$126/sf) on ±8.60 acres
- Built in 1976 / Renovated in 1999

PROPERTY DETAILS

Size	±8.60 acres
District	Blairmore, AB
Legal Description	Parcel C Plan 8188GP Excepting Road Plan 821 0008
Year Built	1976 / Renovated 1999
Sale Price	\$ 7,450,000.00
2024 Annual Taxes	\$ 66,000.00



Paul Ramikie ccm, Senior Associate / Associate Broker

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9705 Horton Road SW

Unit A210

Calgary, Alberta T2V 2X5

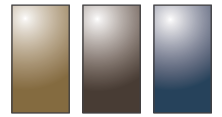
P 403.214.2344

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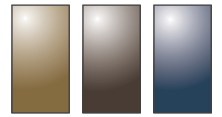
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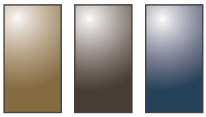
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NEIGHBORHOOD

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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MAIN ENTRANCE



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EXISTING MALL

