

**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:**  
9.7% CAP RATE at starting bid
- **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 ±7.79 acres
- Built in 1976 / Renovated in 1999

### PROPERTY DETAILS

Size	±7.79 acres
District	Blairmore, AB
Legal Description	Parcel C Plan 8188GP Excepting Road Plan 821 0008
Year Built	1976 / Renovated 1999
Sale Price	\$ 7,250,000
2024 Annual Taxes	\$ 44,480



**Paul Ramikie ccm**, Senior Associate / Associate Broker

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9705 Horton Road SW

Unit A210

Calgary, Alberta T2V 2X5

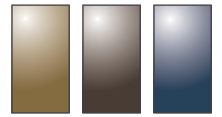
**P** 403.214.2344

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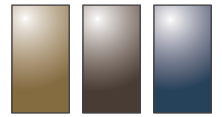
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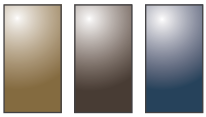
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**NEIGHBORHOOD**  
Crowsnest Pass



**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**

