

For Lease

Trading Post in Sunset Ridge | Cochrane , AB



Demographics (within 3 km)



NEIGHBORHOOD
Sunset Ridge



POPULATION
15,627



MEDIAN AGE
37



HOUSEHOLD INCOME
\$96,780

Building Details



PARKING
12 Surface Stalls



YEAR BUILT
2000



TRAFFIC COUNT
17,310 VPD | Highway 22 & 1A N
16,260 VPD | Highway 22 & 1A SW



Unit 301, 255 17 Avenue SW
Calgary, Alberta, T2S 0A4
P (403) 214-2344

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Retail & Office

The Trading Post is an 8-acre mixed use development consisting of commercial and multi-family residential units. When completed, Sunset Ridge will have nearly 15,000 residents and Trading Post will be the only commercial centre servicing the Sunset Ridge residents.

The Trading Post features 3 standalone buildings with main floor retail spaces and second floor office spaces. Available spaces are able to be combined to create a larger square footage space if desired.

Highlights

- Great potential for medical uses like: optometrist, orthodontist etc.
- Easy access from Highway 22
- Only commercial centre in Sunset Ridge
- Ready for tenant occupancy Nov 1 as well as built-to-suit options

Second Floor - Building C

Unit 4213 – 615 SF (Built Out - large central room & 2 offices)

Size Available:

Main Floor - Building D

Unit 5101 – 1,816 SF Build to Suit

Unit 5217 – **LEASED**

Availability:

Unit 4213 – November 1, 2026
Unit 5101 – Please Contact

Net Rate:

\$18.00 psf +/-

Op Costs:

\$6.82 PSF - \$12.64 PSF

Zoning:

C-SC (Shopping Centre District)

Site Plan



Building B - LEASED

- Crowfoot Liquor Store
- CPU Pizza
- Rocky Shawarma
- Mortgage Architects & Ledgers
- Cochrane Counselling Centre
- H.G. Smith & Associates

Building C - 615 SF Available

- Cochrane Bakery
- Arashi Do Karate
- Mountain Vista Law
- Business Up Inc.
- Candid Cosmedics

Building D - 1,816 SF Available

- Sunset Ridge Vet
- Aspen Psychology
- Willow Springs Strategic Solutions
- Elleten Recovery
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Building U - LEASED

- Dentist
- Medical Clinic
- Sunset Ridge Pharmacy

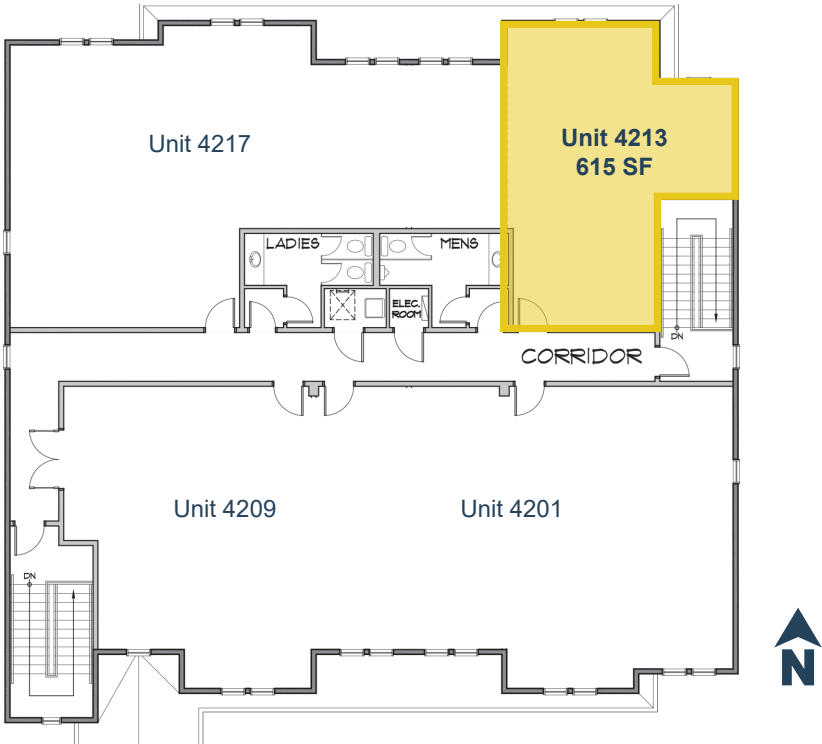
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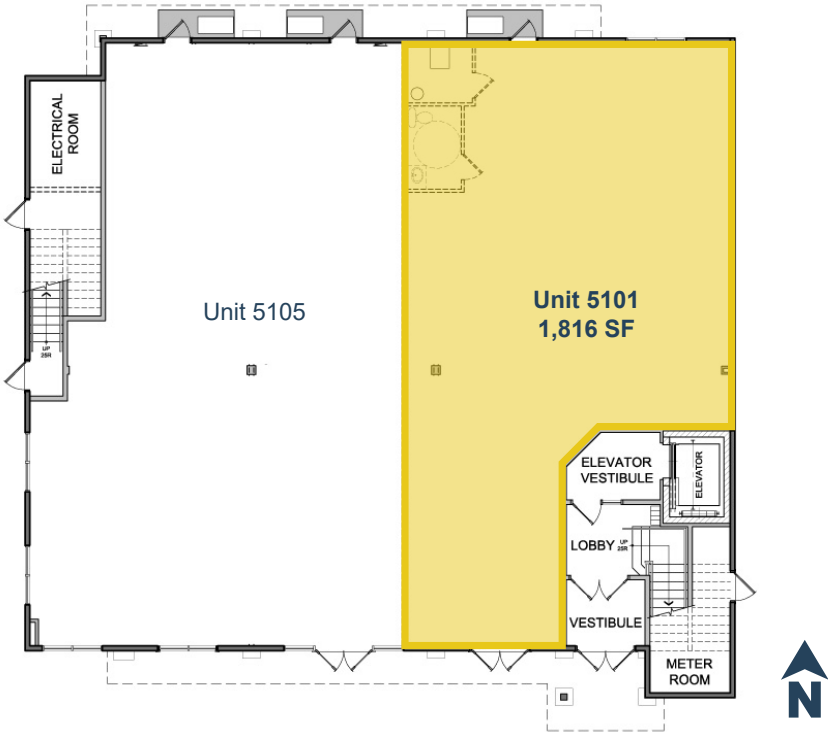
Building C Floor Plan

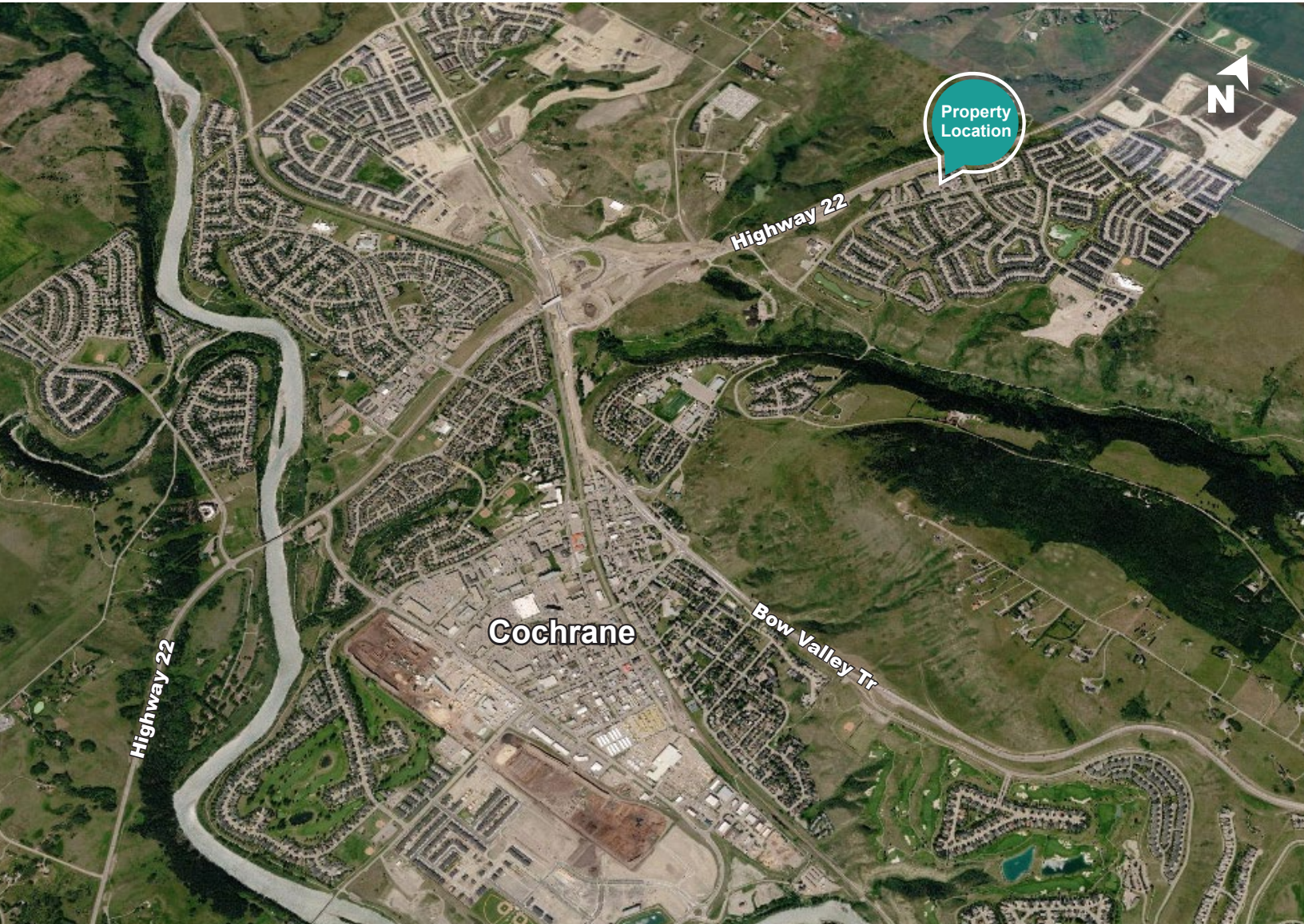
Unit 4213 | 615 SF
Second Floor



Building D Floor Plans

Unit 5101 | 1,816 SF





Thank you for your interest!

For More Information Contact One of Our Professionals:



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