

Real

For Lease

Unit 16 - 11001 20 Avenue | Blairmore, Alberta
Crowsnest Mall | Grocery-Anchored Regional Mall



PROPERTY DETAILS

Available Size	1,700 SF
Lease Rate	\$19.00 PSF
Op Costs	\$3.48
Property Taxes	\$1.50
Parking	110 Surface Stalls
Zoning	C3 - Comprehensive Commercial

- **Prime retail opportunity** within Crowsnest Mall, a well-established shopping centre serving the Blairmore and greater Crowsnest Pass community.
- **Strong grocery anchor:** The centre is anchored by IGA (Sobeys), driving consistent daily customer traffic.
- **Essential-service tenant mix** including Bank of Nova Scotia, Red Apple, a medical clinic, and a pharmacy, creating reliable repeat visits.
- **High daytime traffic** generated by the surrounding commercial district and local services.
- **Excellent accessibility** located less than 600 metres from Highway 3, the primary east-west transportation corridor through the Crowsnest Pass.
- **Recent property improvements** including roof upgrades completed by ownership.
- **Long-standing retail destination** originally built in 1976 and renovated in 1999, continuing to serve as a key community shopping hub.



Paul Ramikie ccm

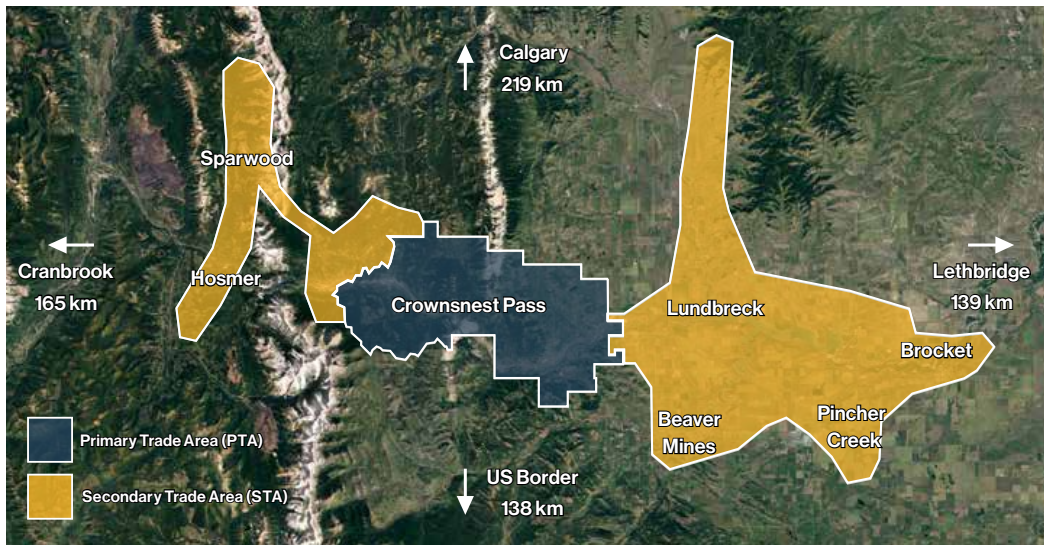
Senior Associate / Associate Broker

Cell **403.607.7375** (Call or Text)



Welcome to Crowsnest Mall, Blairmore's premier shopping destination! Spanning **46,886** SF on 8.6 acres, this center features diverse tenants, 110 parking spaces, and future multifamily potential. More than just retail, it's a hub for commerce and community in Crowsnest Pass. Come shop, dine, and explore!





Trade Area	Description	2016	2024	2030
PTA (Baseline)	Crowsnest Pass without mining expansion	6,803	7,106	7,343
PTA (Mining)	Crowsnest Pass with mining expansion	6,803	8,210	8,446
STA West	30 minute drive West	3,840	3,998	4,123
STA East	30 minute drive East	5,077	5,152	5,168
Total (Baseline)		15,720	16,256	16,634
Total (Mining)		15,720	17,360	17,737



Thank you for your Interest

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