

**AVISON
YOUNG**

Cayenne Shopping Centre

5009 Parkwood Rd, Blackfalds, AB

FOR SALE

Edmonton Capital Markets



The offering

Executive summary

Avison Young Commercial Real Estate Services, LP (“Avison Young” or the “Advisor”) is pleased to present the opportunity to acquire a 100% freehold interest in Cayenne Shopping Centre (the “Property” or “Offering”).

Located at 5009 Parkwood Road, Blackfalds, Alberta, the Property is a well-positioned commercial asset situated on a 0.8-acre site. It serves the local community with a diverse mix of tenants across key service categories. The building is currently occupied by five tenants, representing food and beverage, specialty retail, liquor sales, and financial services.

Located minutes from Red Deer, Alberta, in the growing municipality of Blackfalds, Alberta, the Property benefits from strong visibility and access, ample surface parking, and proximity to surrounding residential developments. The town’s ongoing population growth and infrastructure investment continue to drive long-term demand for service-oriented retail.

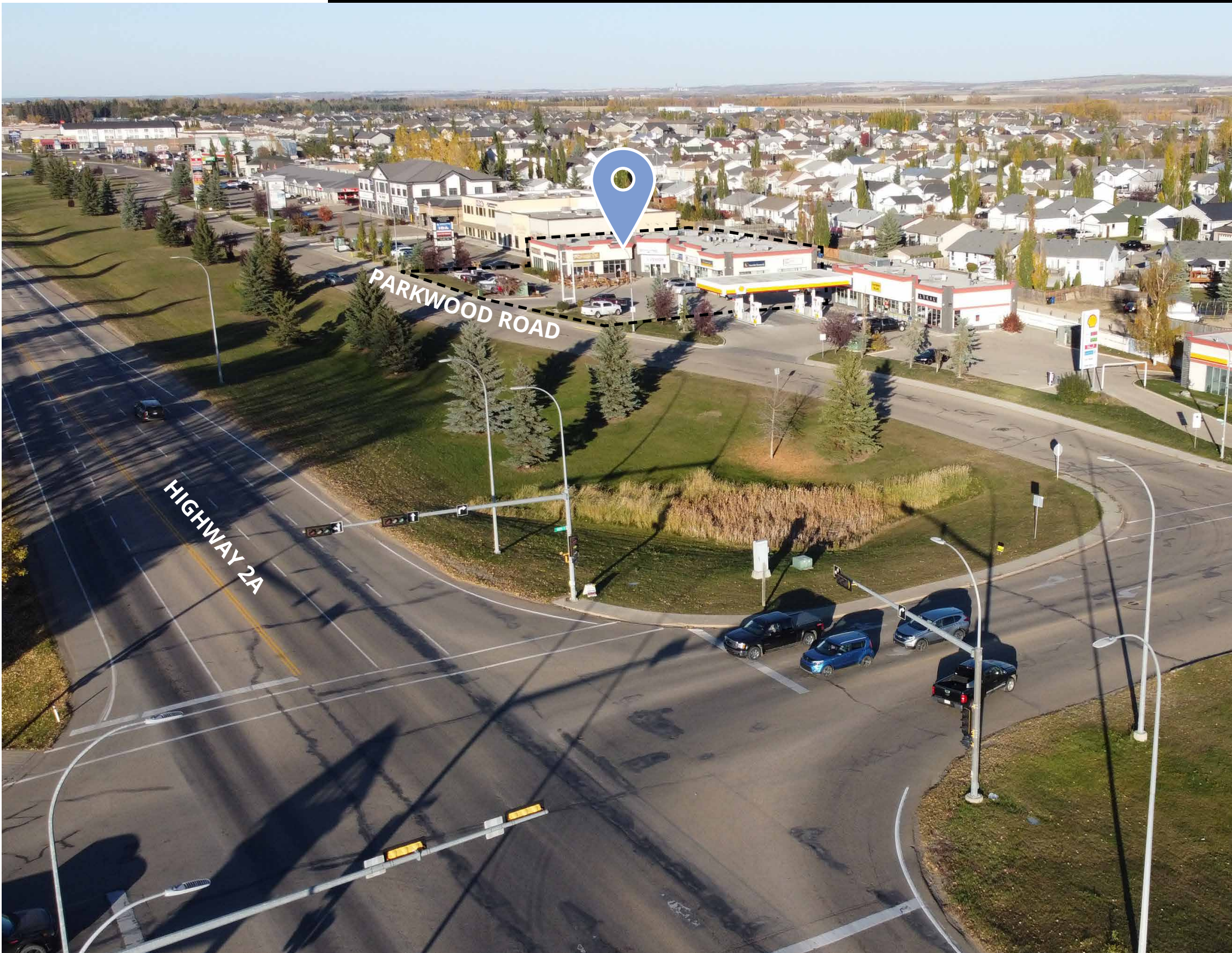
Cayenne Shopping Centre presents a compelling opportunity for an investor to acquire a stabilized, income-producing asset in central Alberta.

The Property is being offered with no set bid date. Offers will be reviewed as they are received. For additional information, please contact a member of the Avison Young advisory team.

List price
\$2,699,000

SIGN CONFIDENTIALITY AGREEMENT ONLINE

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Cayenne Shopping Centre

Property summary

MUNICIPAL ADDRESS

5009 Parkwood Rd, Blackfalds, AB

LEGAL DESCRIPTION

Plan 9925751; Block 2; Lot 13 -14

SITE SIZE

0.8 Acres

LAND USE

C-2 Commercial Highway District

TENANTS

Resolve Bar & Grill, Rose and Holly, Pony Liquor, SunLife Financial, Sky Way Kitchen

 **\$167,973**


Year 1 NOI

 **8,389 sf**

Total leaseable area

 **100%**

Occupied

 **5**
Number of tenants



About the area

Blackfalds is a rapidly growing town located just north of Red Deer along Alberta's Highway 2A corridor. Known for its family-friendly atmosphere and strong sense of community, Blackfalds has become a desirable destination for young families and professionals seeking affordability with convenient access to major urban centers. Historically a small agricultural hub, the town has experienced significant residential and commercial development in recent years. With ongoing infrastructure investments, recreation facilities like the Abbey Centre, and proximity to both Red Deer and major transportation routes, Blackfalds is emerging as a key growth node in Central Alberta offering long-term potential for both living and investment.

Trade demographics

(30km radius from Cayenne Shopping Centre)

 **178,111**
2024 Population

 **5.6%**
Projected Population Growth 2024-2029

 **70,057**
Households

 **\$123,412**
Average household income

 **38.8**
Median Age



Cayenne Shopping Centre

5009 PARKWOOD RD
BLACKFALDS, AB



Drive time

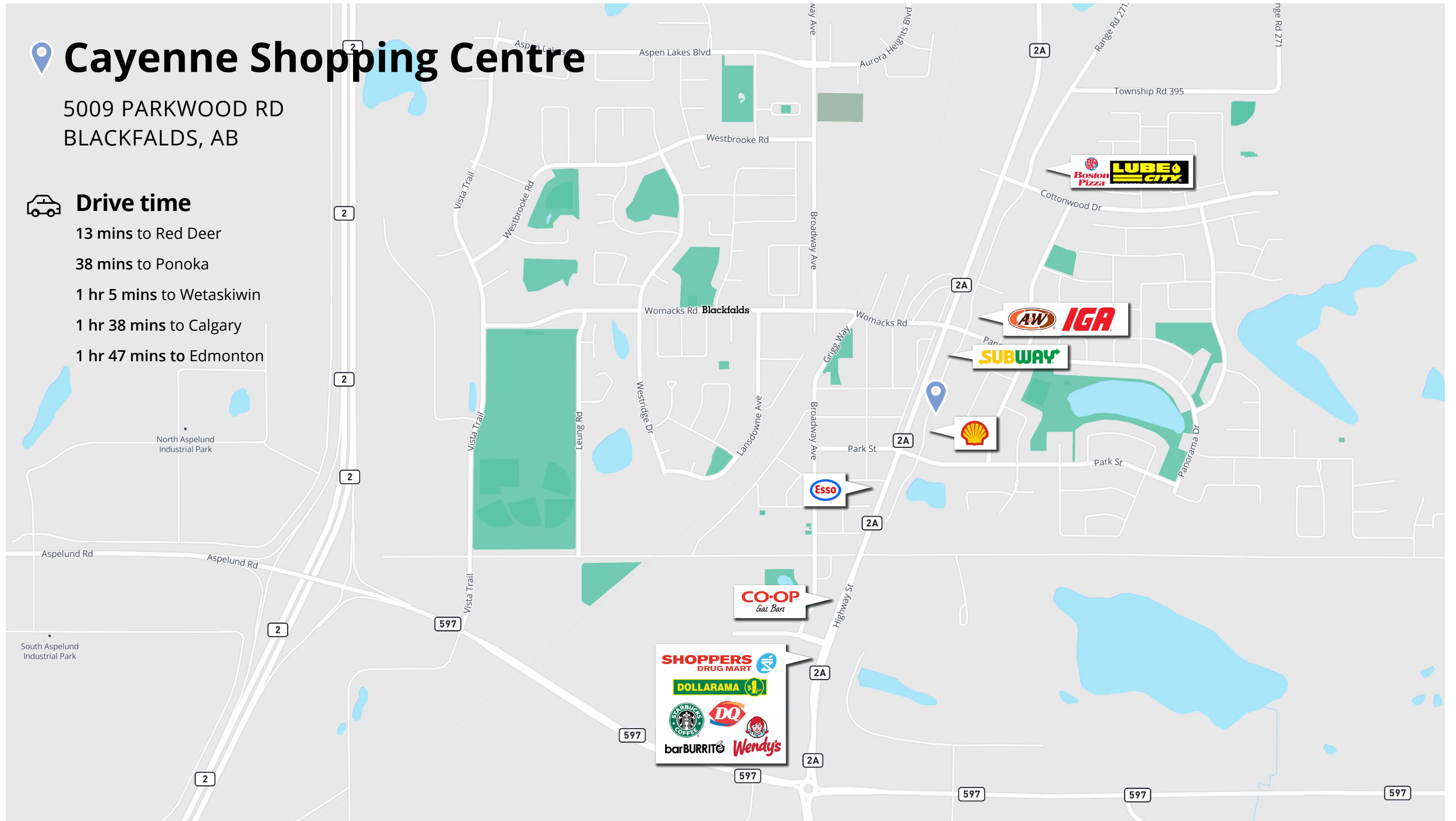
13 mins to Red Deer

38 mins to Ponoka

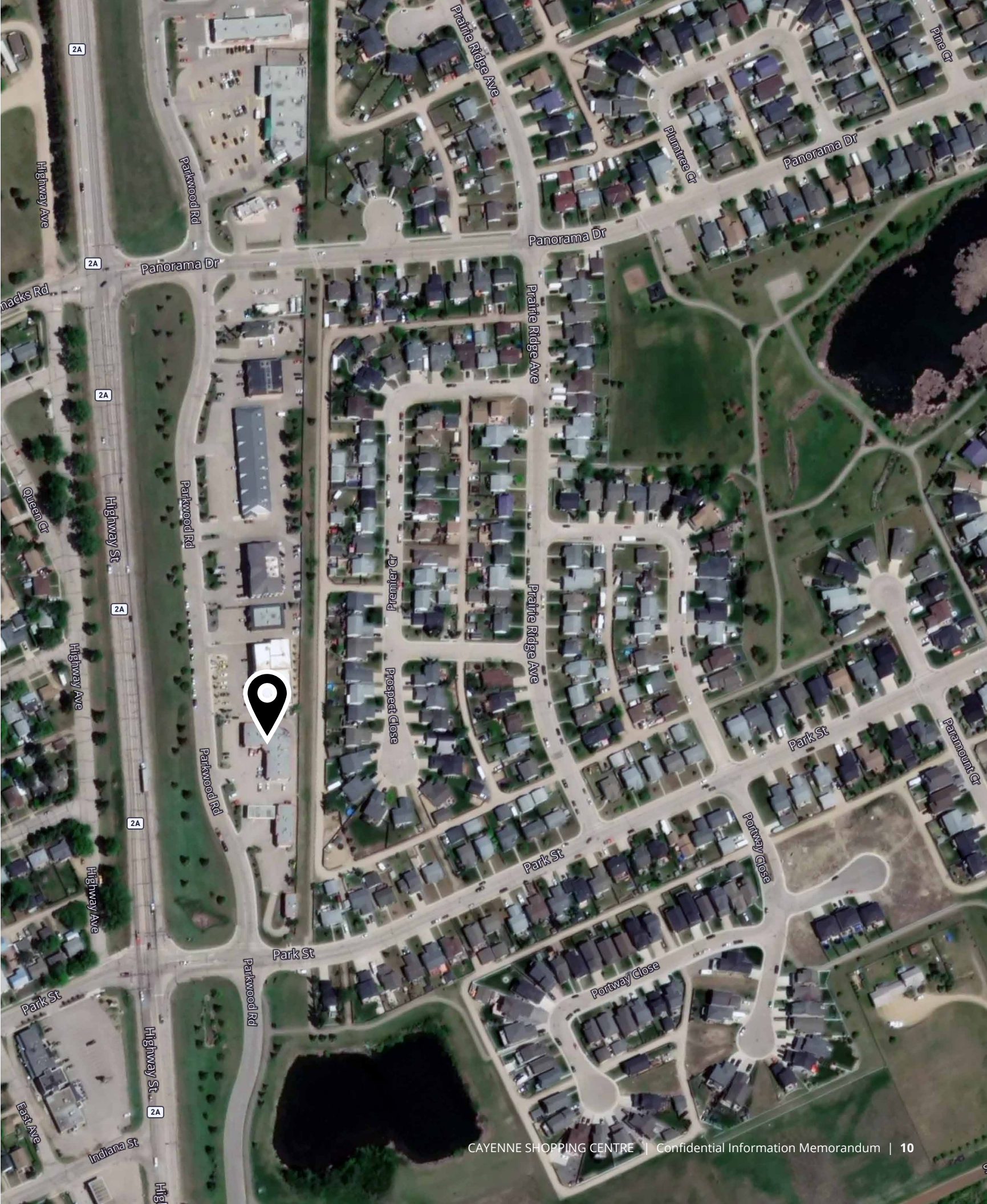
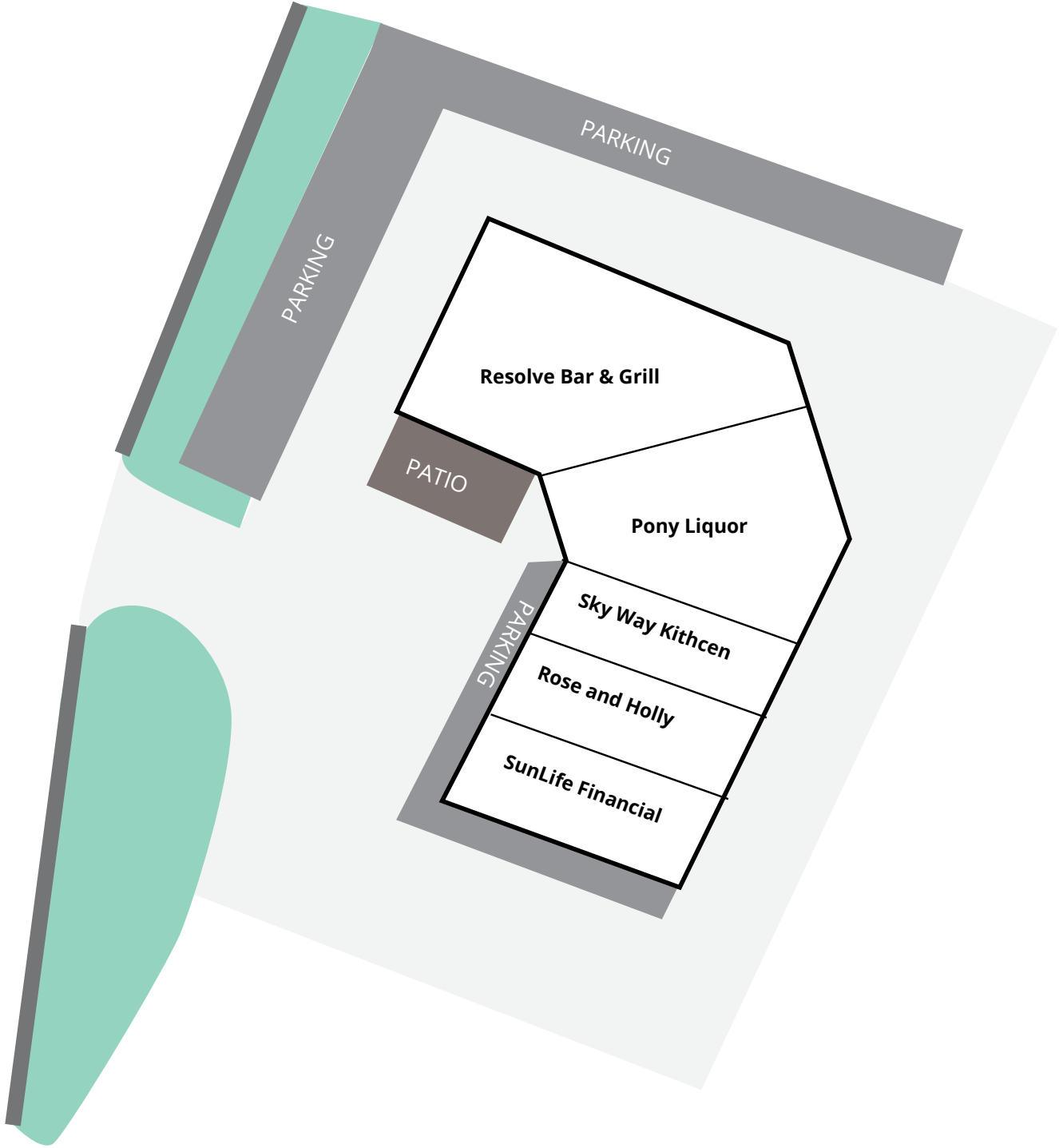
1 hr 5 mins to Wetaskiwin

1 hr 38 mins to Calgary

1 hr 47 mins to Edmonton



Site plan



Tenant summaries

Resolve Bar & Grill

Resolve Bar & Grill is a privately owned, sports-friendly pub in Blackfalds, Alberta, serving freshly made comfort and pub cuisine since 2011—best known for its wide array of wings, a signature burger challenge, rotating craft beers, and an energetic, big-screen atmosphere.

Rose and Holly

Rose & Holly is a cozy, independently owned gift boutique in Blackfalds offering a curated collection of locally handcrafted goods. With over 100 Alberta artisans featured, a homey vibe (complete with a shop cat), and occasional community events, it’s a heartfelt destination for unique gifts and maker support.

Pony Express Liquor Outlet

Pony Express Liquor Outlet is a privately owned liquor store at 5009 Parkwood Rd in Blackfalds, AB. Open daily with extended weekend hours, it offers a curated range of wines, spirits, and craft beers in a well-organized, community-focused environment. Best for those searching for convenience and quality in a small-town setting.

Sunlife

Rohrer Insurance & Financial Services Ltd. is a locally accessible Sun Life branch in Blackfalds and Red Deer, providing insurance, investment planning, and business protection. Led by Serena and Jeff Rohrer, their advisor-led, team-supported approach emphasizes tailored, evolving financial strategies for individuals and business owners.

Sky Way Kitchen

Sky Way Kitchen is a local, family-run Chinese–Thai fusion restaurant nestled in the Parkwood Rd strip in Blackfalds. Open daily with lunch-to-dinner service, it’s known for its fresh, flavorful dishes, friendly service, and strong ratings across delivery platforms.



Get in touch

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