



CROWSNEST CROSSING

10509 20TH AVENUE, BLAIRMORE, AB

Crowsnest Crossing is a quality focused 7.13 acre mixed-used property well-located on Highway 3 in the Crowsnest Pass. This new development is ideal for retail CRU's, a grocery anchor, sit down restaurants, medical users, a hotel, and a drive-thru user. Flexible space options available to suit a wide variety of users. The location offers excellent visibility and signage potential with average annual daily traffic counts exceeding 22,070 vehicles per day on Highway 3. Possession available for Fall 2024.

Get more information

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PROPERTY SUMMARY

MUNICIPAL ADDRESS

10509 20th Avenue, Blairmore

LEGAL DESCRIPTION

Plan: 731227; Block: H

ZONING

Comprehensive Mixed-use (CM-1)

OPPORTUNITY

Site Size
7.13 acres

Flexible unit sizes available
Starting at 1,000 SF

LEASE PRICE

Market Rates

ADDITIONAL RENT

\$12.00 PSF (Est.)

SIGNAGE

Fascia and pylon

POSSESSION

Negotiable

Opportunity to lease a highly

desirable location in the

Crowsnest Pass

OPPORTUNITY

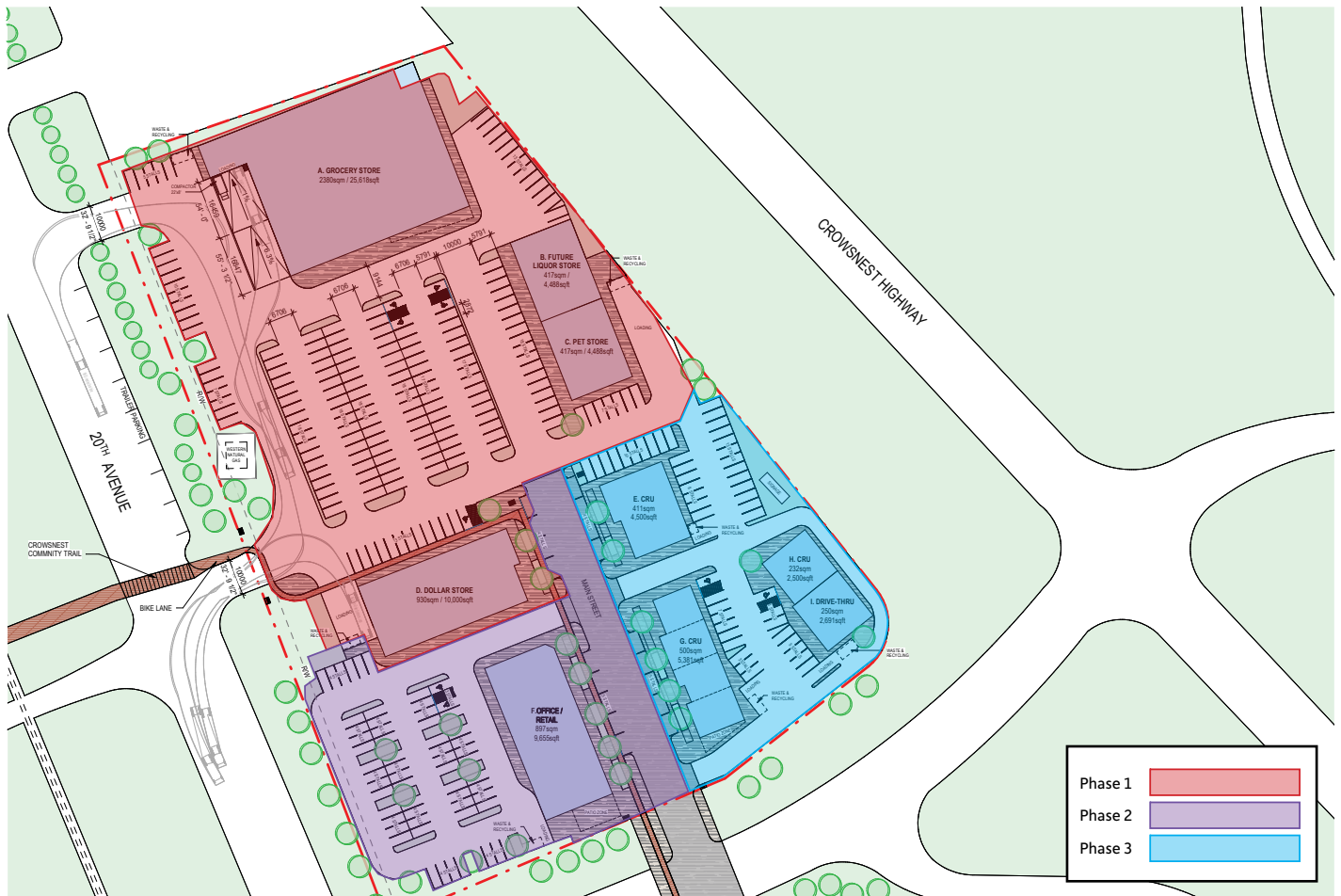
Avison Young is pleased to be the leasing agent for the new Crowsnest Crossing retail site in Blairmore. The vision for this project is to have it anchored by a franchised grocery store and offer a quality mix of retail and restaurant users. The property is ready for development with flexibility in site planning.

Crowsnest Pass, uniquely placed within pristine mountain vista views, is situated in Southwest Alberta along Highway 3 and is located within minutes of the Rocky Mountains and the BC corridor. This highway is a well-trafficked freight route, and a popular transit route from Alberta to the mountain playgrounds.

The region is staged favourably towards investment and economic growth. There are currently seven mining companies working in the region at various stages of operation.



PROPOSED SITE PLAN



PROPOSED BUILDING BREAKDOWN

Building A - 25,618 SF

Building B - 4,488 SF

Building C - 4,488 SF

Building D - 10,000 SF

Building E - 4,500 SF

Building F - 9,655 SF

Building G - 5,381 SF

Building H - 2,500 SF

Building I - 2,691 SF



POSSIBLE USES



Financial



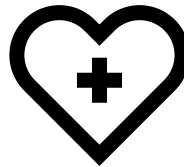
Food Use



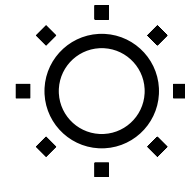
Grocery



Retail Store



Health & Wellness



Tourism Rentals

CONCEPT SITE RENDERINGS



Avison Young
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Lethbridge, AB, T1J 0N8

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed or warranted by Avison Young Lethbridge (2016) Inc. nor can it form any part of any future contract.

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SITE AERIALS



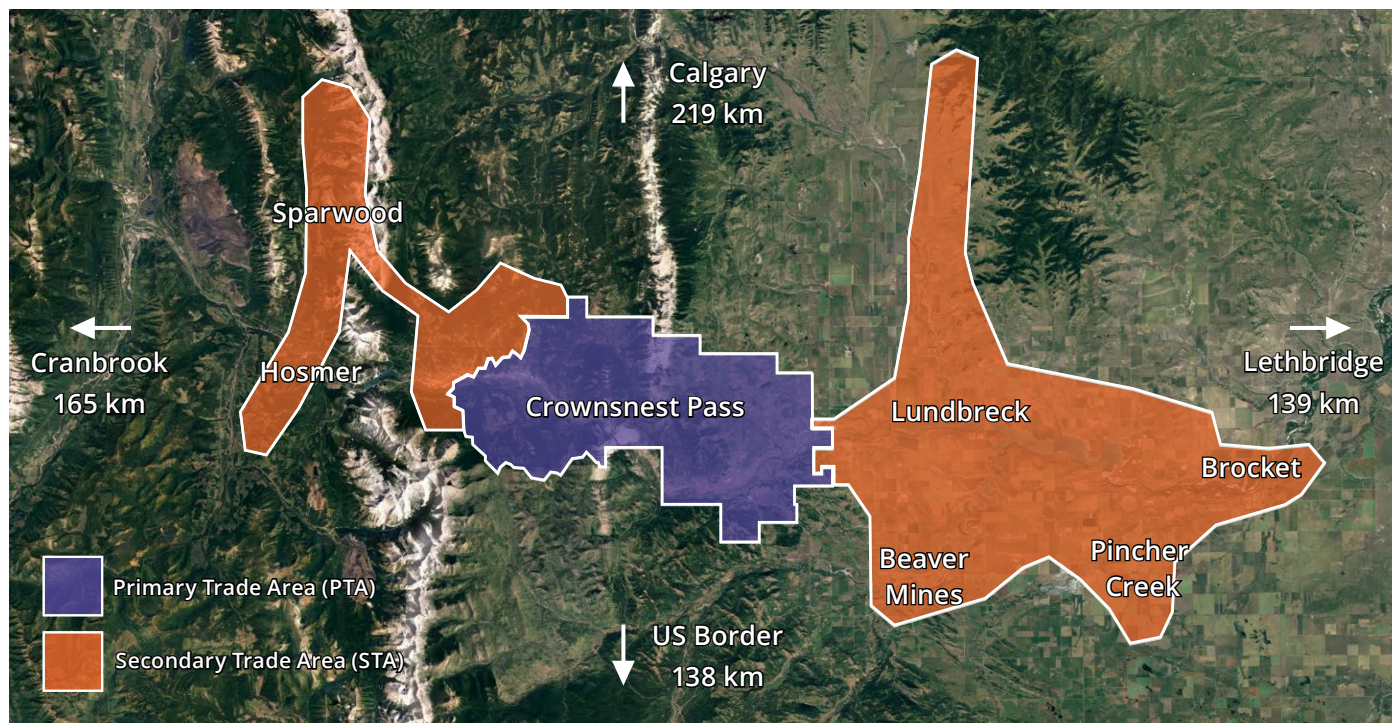
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TRADE AREA

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



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LOCAL TOURISM

Particularly due to its mountain location, tourism is one of the main economic drivers of the Crowsnest Pass, attracting significant seasonal visitation and contributing to total retail and commercial services demand within the area. Some of the most notable destinations within the Crowsnest Pass include:

Crowsnest Museum & Archives

5 Minutes Away
4.0 km Drive

Crowsnest Pass Golf Club

5 Minutes Away
3.0 km Drive

Pass Powderkeg Ski Area

8 Minutes Away
4.8 km Drive

Frank Slide Interpretive Centre

8 Minutes Away
7.3 km Drive

Bellevue Underground Mine Tours

9 Minutes Away
9.3 km Drive

Star Creek Falls

11 Minutes Away
7.6 km Drive

Allison Cross Country Ski Trails

14 Minutes Away
12.8 km Drive

Lundbreck Falls

17 Minutes Away
23.4 km Drive

Chinook Lake

18 Minutes Away
15.2 km Drive

Castle Mountain Resort

41 Minutes Away
58.2 km Drive



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* A retail feasibility study is available upon request that shows the need for this type of a development in the region. Please contact an Associate to receive a copy of this study.



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