

FOR LEASE

**SOUTH SIDE PLAZA
4487 BROADWAY AVENUE, BLACKFALDS**





About the Property

New premiere service and retail development in the Town of Blackfalds. South Side Plaza is being developed by Serenity Developments Ltd. which is known for it's quality, high end developments.

High exposure location due to South Side Plaza being situated at the junction of Highway 2A and Broadway Avenue. Easily visible from Highway 2A and for all the residents travelling through the Town of Blackfalds.

Abundance of parking, with 52 wide on-site parking stalls designed for easy access. Additional street parking adjacent to the property.

South Side Plaza will have a strong visual appeal. Facing Highway 2A, the building will be designed to be ultra-modern and eye catching, while blending into a more traditional appearance facing Broadway Avenue.

Signage will be easily visible from Highway 2A or Broadway Avenue.

LEGAL DESCRIPTION

Plan 0820701, Block 3, Lot 11

UNIT SIZES

929 SF - 3,438 SF

LOCATION

Blackfalds

ZONING

C2 - Highway Commercial

LEASE RATES

Starting at \$31.50 PSF

CAM & TAXES

TBV

PARKING

52 on-site stalls

POSSESSION

Negotiable

South Side Plaza

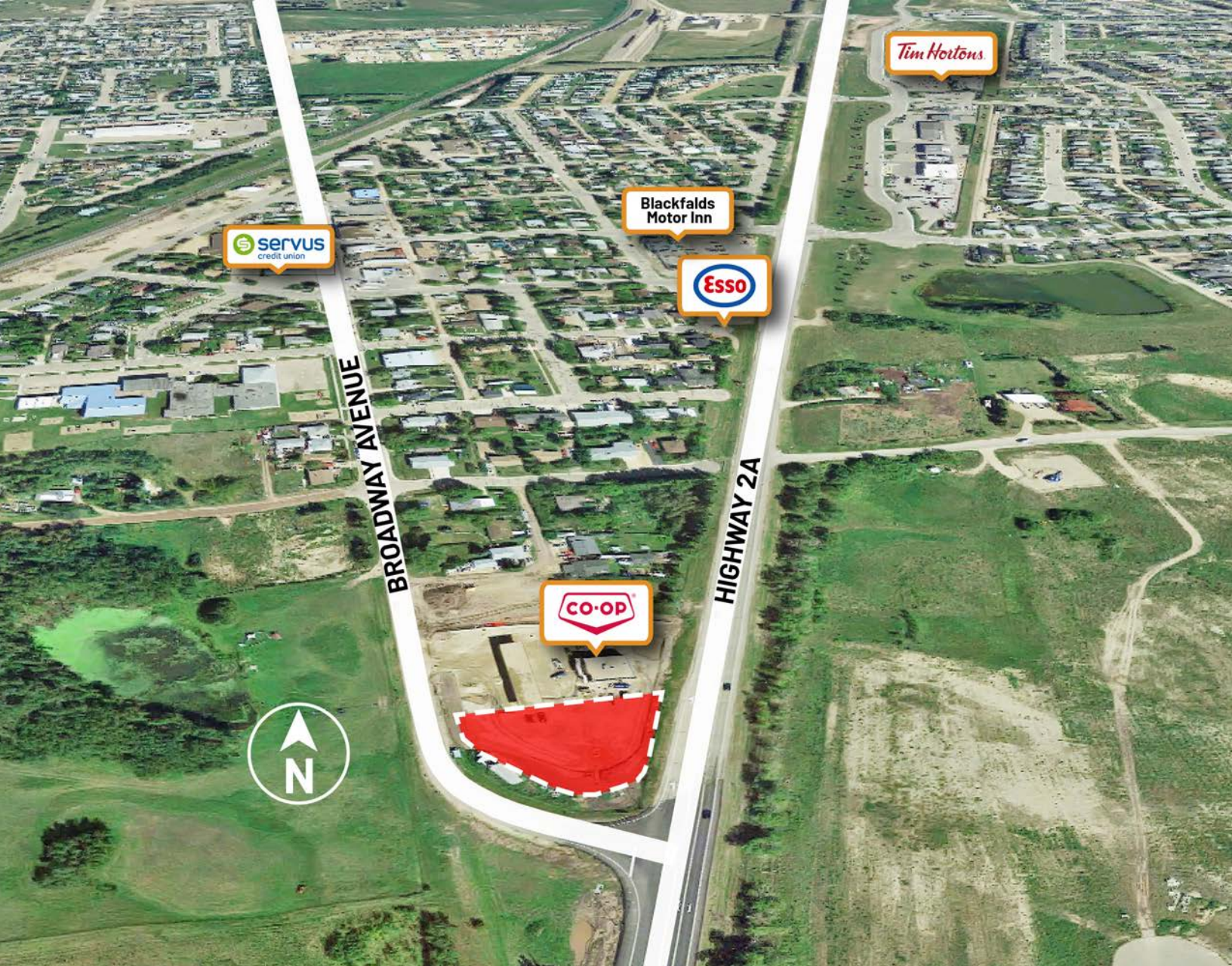


| Unit No. | Size Available (SF) | Use | Lease Rate | CAM & Taxes | Status |
|----------|---------------------|---------------|-------------|-------------|-----------|
| 205 | 1,296 | Retail/Office | - | TBV | LEASED |
| 210 | 1,437 | Retail/Office | - | TBV | LEASED |
| 215 | 1,308 | Retail/Office | - | TBV | LEASED |
| 220 | 1,009 | Retail/Office | \$31.50 PSF | TBV | Available |
| 225 | 1,500 | Retail/Office | \$31.50 PSF | TBV | Pending |
| 230 | 929 | Retail/Office | \$33.50 PSF | TBV | Available |

Future Building 2

| Unit No. | Size Available (SF) | Use | Lease Rate | CAM & Taxes | Status |
|----------|---------------------|--------|------------|-------------|-----------|
| 105 | 1,920 | Retail | Market | TBV | Available |





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