

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 - 2,191 SF

LOCATION

Blackfalds

ZONING

C2 - Highway Commercial

LEASE RATES

\$31.50 PSF - \$34.50 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	1,243	Retail/Office	\$31.50 PSF	TBV	Available
225	1,262	Retail/Office	\$31.50 PSF	TBV	Available
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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