

NEW DEVELOPMENT
FOR LEASE

5302 VISTA TRAIL, BLACKFALDS

BLACKFALDS MARKET PLACE



LOCATION:

Blackfalds, AB



PROPERTY SIZE:

931 to 5,919 SF



ZONING:

C3- Commercial



LEASE PRICE:

\$25.00 Per SF
\$35 PSF (Drive Thru)

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THE PROPERTY

5302 VISTA TRAIL

New Commercial Development in Blackfalds

Prime Location | Flexible Lease Options

Discover the brand new commercial development “Blackfalds Marketplace” in the rapidly growing Valley Ridge area of Blackfalds. Situated on 1.49 acres, this property features two modern buildings with various units available for lease. Located just west of Downtown Blackfalds, conveniently positioned between Highway 2 and Highway 2A. There is no Day-care site available in the plaza.

- » **Established Tenants on the site include A1 Max Convenience Store, Chevron Fuel Station, and AM:PM Vapes, with more coming soon**
- » **Shell Space - Build to Suit Options**
- » **Ample Parking Available**
- » **Lease Price Starting at \$25.00/SF not including the Drive thru unit (#105) which is starting at \$35.00 /SF**
- » **NNN Fees: \$6.50/SF (2024)**

Join this expanding community and secure your space in a thriving location with flexible lease terms to suit your business needs.



PROPERTY DETAILS

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MUNICIPAL:	5302 Vista Trail, Blackfalds, Alberta
LEGAL LAND DESCRIPTION:	Lot: 65, Block: 4 Plan: 1722897
TOTAL SIZE:	Total size of units available: Unit #210, 215, 220 & 225 = 1,200 SF to 5,919 SF Unit #115 to 120 = 931 to 1,911 SF Unit #105 (Drive Thru) = 2,100 SF Lot Size = 1.49 Acres
YEAR BUILT:	2023
ZONING:	C3 - Commercial
PARKING:	Front paved parking



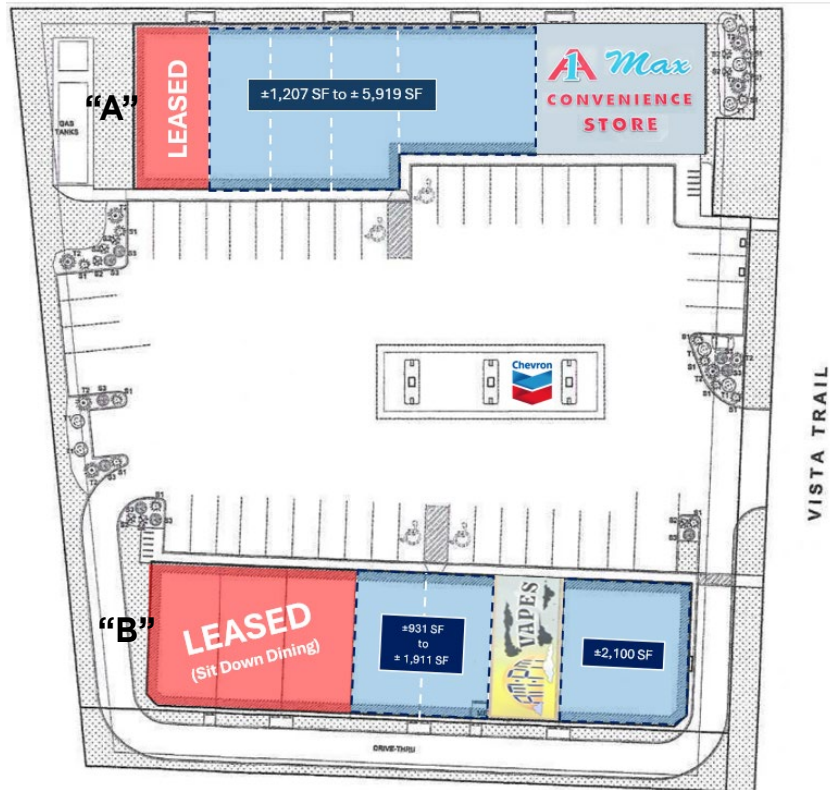
FINANCIAL DETAILS

FOR LEASE

Unit #210, 215, 220, 225, 115 & 120	\$25.00 Per SF
LEASE PRICE:	
Unit #105 Drive Thru	\$35.00 Per SF
LEASE PRICE:	
NNN:	\$6.50 Per SF

*Plus GST

PROPERTY TOUR



SITE PLAN & PHOTOS

BUILDING "A"

Unit Sizes = ±1,207 to 5,919 SF

*Build to suit

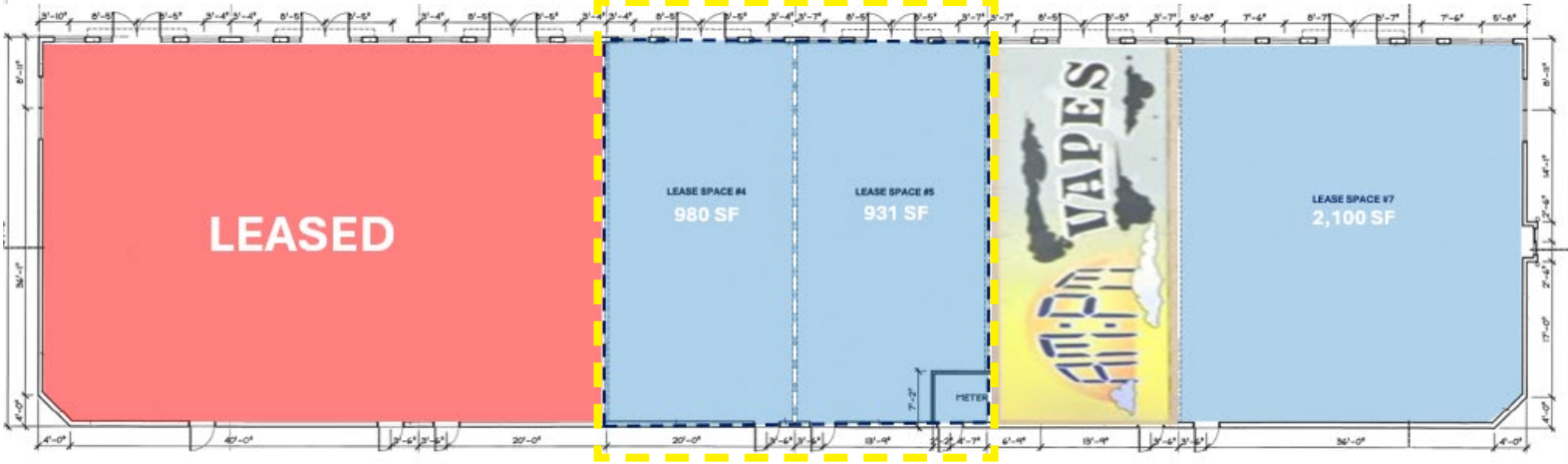


SITE PLAN & PHOTOS

BUILDING "B"

Unit #115 & 120 Sizes = ±931 to 1,911 SF

*Build to suit

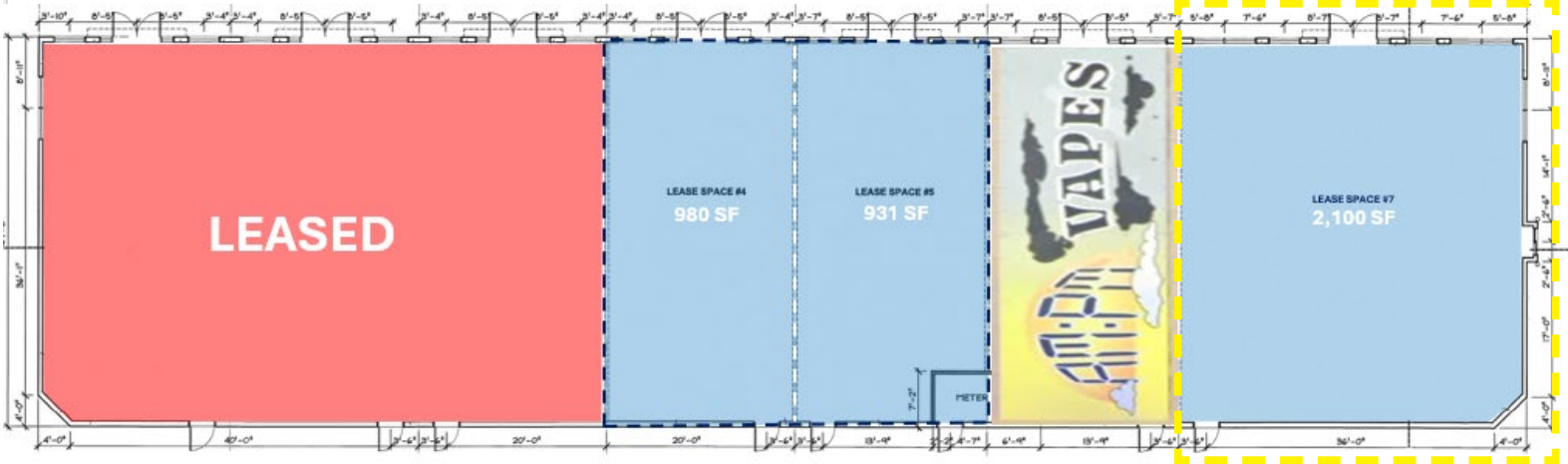


SITE PLAN & PHOTOS

BUILDING "B" Drive Thru

Unit #105 Size = 2,100 SF

*Build to suit



LOCATION / MAP



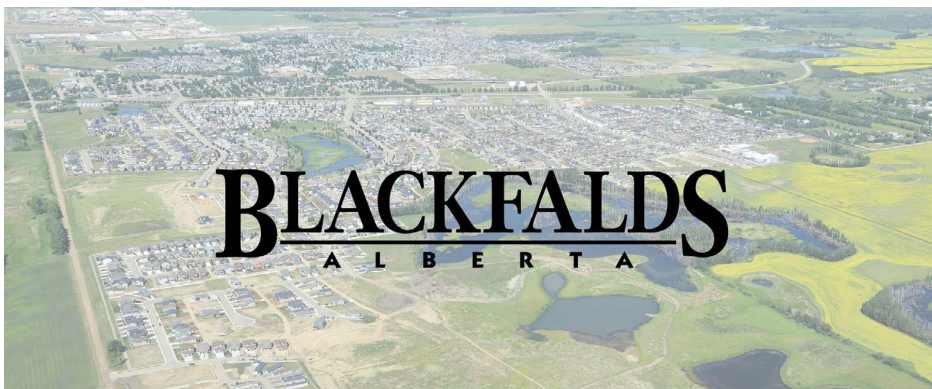
BLACKFALDS, ALBERTA

A City in Central Alberta, Canada, located approximately 13.3 kilometers North of Red Deer along Highway 2A. Distances from major cities:

Edmonton - 141 Kilometers

Calgary - 163 Kilometers

Red Deer - 13.5 Kilometers



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