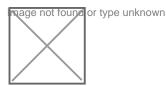




The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

120, 5302 VISTA TRAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationBlackfalds, Alberta

Listing ID:

32314

MLS ID:

A2260891

\$25



A RIZWAN SYED

- **(403)** 783-0898
- □ Century 21 Gillany Realty
- **403-785-4804**

rM1

120, 5302 Vista Trail, Blackfalds, Alberta T0M 0J0

Transaction Type

For Lease

Days On Market

84

Lease Amount

25.00

Lease Frequency

Monthly

Zoning C3 Subdivision Valley Ridge

Building Type

Strip Mall

Year Built

2023

Retail

Structure Type Retail

Property Type

Commercial

Property Sub Type

Legal Plan 1722897

Building Area (Sq. Ft.)

900.00

Building Area (Sq. M.)

83.61

Lot Size (Sq. Ft.)

64904

Lot Size (Acres)

1.49

Roof Flat Foundation

Poured Concrete

Cooling

ENERGY STAR Qualified

Equipment,Full

Heating

Central, Natural Gas

Inclusions

N/A

Restrictions
None Known

Reports
Building Plans

Brand New Building & Bay. Located in new part of the town, Valley Ridge with close access to highway 2 & 2A. Minutes from Gaetz Avenue in Reddeer. Blackfalds Market Place is located on the west side of the town within walking distance of The Abbey Centre. Within the complex several businesses are thriving & have opened including The Hitchin Post Kitchen and Bar, AM:PM Vapes, A1 Max Convenience Store and Chevron Gas Bar, Ka-in Time and Team Liquor. This already means this location is a magnet for successful businesses. These units are available for lease, offering a perfect opportunity to be part of this retail complex and customize the area to your own business preferences. NNN is estimated to be \$5 per square feet. This bay is adjacent to bay 115. Total area available can be 1800 square feet offering Flexibilty.

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