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## 210, 5302 VISTA TRAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Blackfalds, Alberta



**Listing ID:**  
32316


**MLS ID:**  
A2260902

**\$25**



 **RIZWAN SYED**  
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 210, 5302 Vista Trail , Blackfalds , Alberta T0M 0J0

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Zoning</b> C3
<b>Subdivision</b> Valley Ridge	<b>Building Type</b> Strip Mall	<b>Year Built</b> 2023
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 1722897	<b>Building Area (Sq. Ft.)</b> 1600.00	<b>Building Area (Sq. M.)</b> 148.64
<b>Lot Size (Sq. Ft.)</b> 64904	<b>Lot Size (Acres)</b> 1.49	<b>Roof</b> Flat
<b>Foundation</b> Poured Concrete	<b>Cooling</b> ENERGY STAR Qualified Equipment,Full	<b>Heating</b> Central,Natural Gas
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> 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. Located beside bay 215 offering excellent opportunity to have maximum area of 3200 sq ft with 2 doors. NNN is estimated to be \$5 per square foot annually.

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