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#16, 11001 20 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Blairmore, Alberta



Listing ID:
33720


MLS ID:
A2281293

\$19.50



 **PAUL RAMIKIE**
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 Real Broker
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 #16, 11001 20 Avenue , Blairmore , Alberta T0K 0E0

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|--------------------------------------|---|--|
| Transaction Type For Lease | Days On Market 2 | Lease Amount 19.50 |
| Lease Frequency Annually | Subdivision NONE | Building Type Commercial Mix,Mixed Use,Retail,Street Level Storefront,Strip Mall |
| Year Built 1975 | Structure Type Mixed Use | Property Type Commercial |
| Property Sub Type Retail | Building Area (Sq. Ft.) 1700.00 | Building Area (Sq. M.) 157.93 |
| Inclusions None | Restrictions None Known | Reports Other Documents |

Excellent opportunity to acquire a 1,700 sq. ft. vacant retail unit in a high-traffic, high-exposure location on Main Street in Blairmore, within the well-established Crowsnest Mall. This street-front commercial unit offers outstanding visibility and strong daytime traffic, making it ideal for retail, service, or professional use. The property is anchored by IGA, a trusted and established grocery chain that drives consistent customer flow, with complementary tenants including Bank of Nova Scotia, Red Apple, a medical clinic, and a pharmacy. Located less than 600 metres from Highway 3, this location benefits from both local and regional traffic. Originally built in 1976 and renovated in 1999, the mall remains a key commercial hub in Blairmore, offering excellent exposure, accessibility, and long-term investment appeal.

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