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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
 855-623-6900

 #16, 11001 20 Avenue , Blairmore , Alberta T0K 0E0

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