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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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 127	<b>Lease Amount</b> 19.50
<b>Lease Frequency</b> Annually	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix,Mixed Use,Retail,Street Level Storefront,Strip Mall
<b>Year Built</b> 1975	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1700.00	<b>Building Area (Sq. M.)</b> 157.93
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> 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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