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630, 4500 BLACKFALDS CROSSING WAY FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Blackfalds, Alberta



Listing ID:
35384


MLS ID:
A2314133

\$149,900



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 630, 4500 Blackfalds Crossing Way , Blackfalds , Alberta T0M 0J0

Transaction Type For Lease	Title Leasehold	Days On Market 20
Lease Amount 47.37	Lease Frequency Annually	Zoning C2
Subdivision Blackfalds - Other	Year Built 2020	Structure Type Retail
Property Type Commercial	Property Sub Type Business	Legal Plan 1822757
Building Area (Sq. Ft.) 3100.00	Building Area (Sq. M.) 288.00	Inclusions NA
Restrictions None Known	Reports Financial Statements	

Fully Built-Out Liquor Store Opportunity in Blackfalds, Alberta Step into a modern, fully built-out liquor store opportunity in one of Central Alberta's growing communities. Located in a busy Power Centre in Blackfalds, this approximately 3,100 sq ft retail space gives a new owner the chance to enter the liquor retail business without starting from raw space, taking on a full buildout, or waiting through the delays of construction, permitting, fixturing, and setup. Built in 2020, the store is positioned in a strong daily-needs retail hub surrounded by national and regional tenants including Save On Foods, Shoppers Drug Mart, Dollarama, Starbucks, Dairy Queen, BarBurrito, Fabutan, restaurants, and service businesses. The location offers excellent visibility, easy access, ample parking, and steady traffic from local residents, commuters, and shoppers from Blackfalds, Red Deer, Lacombe, and surrounding Central Alberta communities. The space is designed for liquor retail, with a clean modern layout, established shelving and display areas, point-of-sale infrastructure, security system, and a nearly 1,000 sq ft walk-in cooler. That cooler capacity is a major advantage, giving an operator the ability to carry a deeper selection of beer, coolers, ready-to-drink products, and high-volume chilled inventory, which can be one of the strongest sales drivers in the business. This is a turnkey physical platform, not a franchise obligation. The existing brand is not included, allowing the next owner to relaunch the store with their own name, pricing strategy, product mix, marketing, and customer experience. Inventory is excluded from the purchase price and will be sold separately at cost. For an owner-operator, this is an opportunity to take control of a business with the major infrastructure already in place. Instead of spending months building from scratch, you can focus your energy on operations, product selection, local marketing, community relationships, and customer retention. For an existing liquor retailer, this may be an efficient expansion opportunity in a well-located Central Alberta trade area, with the expensive leasehold improvements, cooler infrastructure, fixtures, and retail setup already completed. With approximately 3,100 sq ft of space, a large walk-in cooler, modern improvements, strong anchor tenants, and a high-visibility Power Centre location, this business offers a compelling entry point into liquor retail in the growing Blackfalds market. Current occupancy costs are approximately \$47.37/SF annually, or approximately \$3.95/SF monthly, based on the existing lease structure.

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