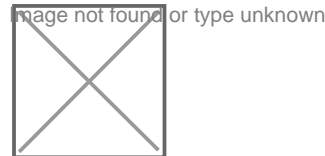


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 5302 VISTA TRAIL FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Blackfalds, Alberta

**Listing ID:**  
26870


**MLS ID:**  
A2178678

**\$25**



 **CHRISTOPHER LEVIA**  
 (403) 506-2751

 RE/MAX Commercial Properties  
 403-986-7777

 5302 Vista Trail , Blackfalds , Alberta T0M 0J0

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 128	<b>Lease Amount</b> 25.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> C3	<b>Subdivision</b> Valley Ridge
<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> 2400.00
<b>Building Area (Sq. M.)</b> 222.97	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known

#### Reports

Other Documents

Excellent opportunity to be a part of this brand new commercial development, located in Valley Ridge on the West side of Blackfalds. Blackfalds Market Place has multiple units available ranging from 931 SF up to 5,919 SF. Established Tenants on the site include A1 Max Convenience Store, Chevron Fuel Station, and AM:PM Vapes, with more coming soon. The property is close to residential subdivisions as well as Aspelund Business Park, bringing in lots of traffic from both areas. Additional Rent is estimated at \$6.50 per square foot for the 2024 budget year. These rates do not include Tenant Improvements, however; T'I's are negotiable with rates to reflect. There is no Daycare site available in the plaza.

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