

# \$35 - 5302 Vista Trail, Blackfalds

MLS® #A2184174

**\$35**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Valley Ridge, Blackfalds, Alberta

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 this 2,100 SF drive-thru unit available for lease. 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.

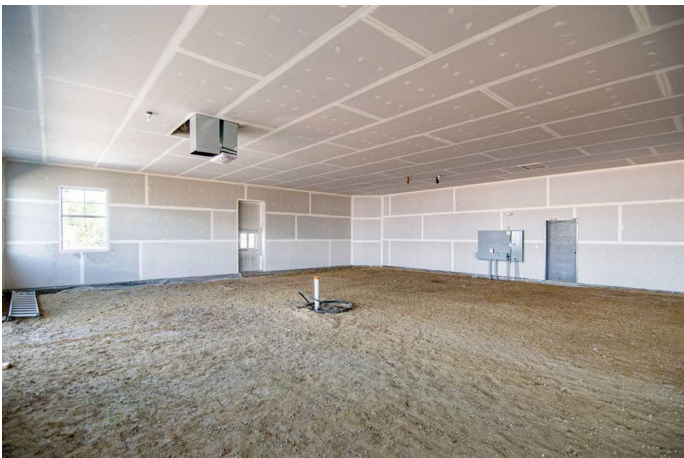
Built in 2023

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2184174   |
| Price      | \$35       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2023       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

Address                5302 Vista Trail



|             |                |
|-------------|----------------|
| Subdivision | Valley Ridge   |
| City        | Blackfalds     |
| County      | Lacombe County |
| Province    | Alberta        |
| Postal Code | T0M 0J0        |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 30th, 2024 |
| Days on Market | 131                 |
| Zoning         | C3                  |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Commercial Properties |
|----------------|------------------------------|

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