



**GRASSROOTS**  
REALTY GROUP

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**105, 5302 Vista Trail  
Blackfalds, Alberta**

**MLS # A2260712**



**\$30 per sq.ft.**

**Division:** Valley Ridge

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Blackfalds Market Place

**Bus. Name:** -

**Size:** 2,250 sq.ft.

**Zoning:** C3

**Heating:** Central, Natural Gas

**Floors:** -

**Roof:** Flat

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** None

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.49 Acres

**Lot Feat:** -

Brand New Building & Bay. Located in new part of the town, Valley Ridge with close access to highway 2 & 2A. Minutes from Gaetz Avenue in Reddeer. Blackfalds Market Place is located on the west side of the town within walking distance of The Abbey Centre. Within the complex several businesses are thriving & have opened including The Hitchin Post Kitchen and Bar, AM:PM Vapes, A1 Max Convenience Store and Chevron Gas Bar, Ka-in Time and Team Liquor. This already means this location is a magnet for successful businesses. These units are available for lease, offering a perfect opportunity to be part of this retail complex and customize the area to your own business preferences. This unit also features a built in drive thru. Any top brand franchise can open a drive thru at this location to maximize business potential.