



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**210, 5302 Vista Trail
Blackfalds, Alberta**

MLS # A2260902



\$25 per sq.ft.

Division: Valley Ridge

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Blackfalds Market Place

Bus. Name: -

Size: 1,600 sq.ft.

Zoning: C3

Heating: Central, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Flat

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.49 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

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. Located beside bay 215 offering excellent opportunity to have maximum area of 3200 sq ft with 2 doors. NNN is estimated to be \$5 per square foot annually.