

# \$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	116
Zoning	C3

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.