

# \$25 - 5302 Vista Trail, Blackfalds

MLS® #A2178678

**\$25**

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 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.

Built in 2023

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2178678   |
| Price      | \$25       |
| 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    | November 12th, 2024 |
| Days on Market | 171                 |
| Zoning         | C3                  |

### **Listing Details**

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

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