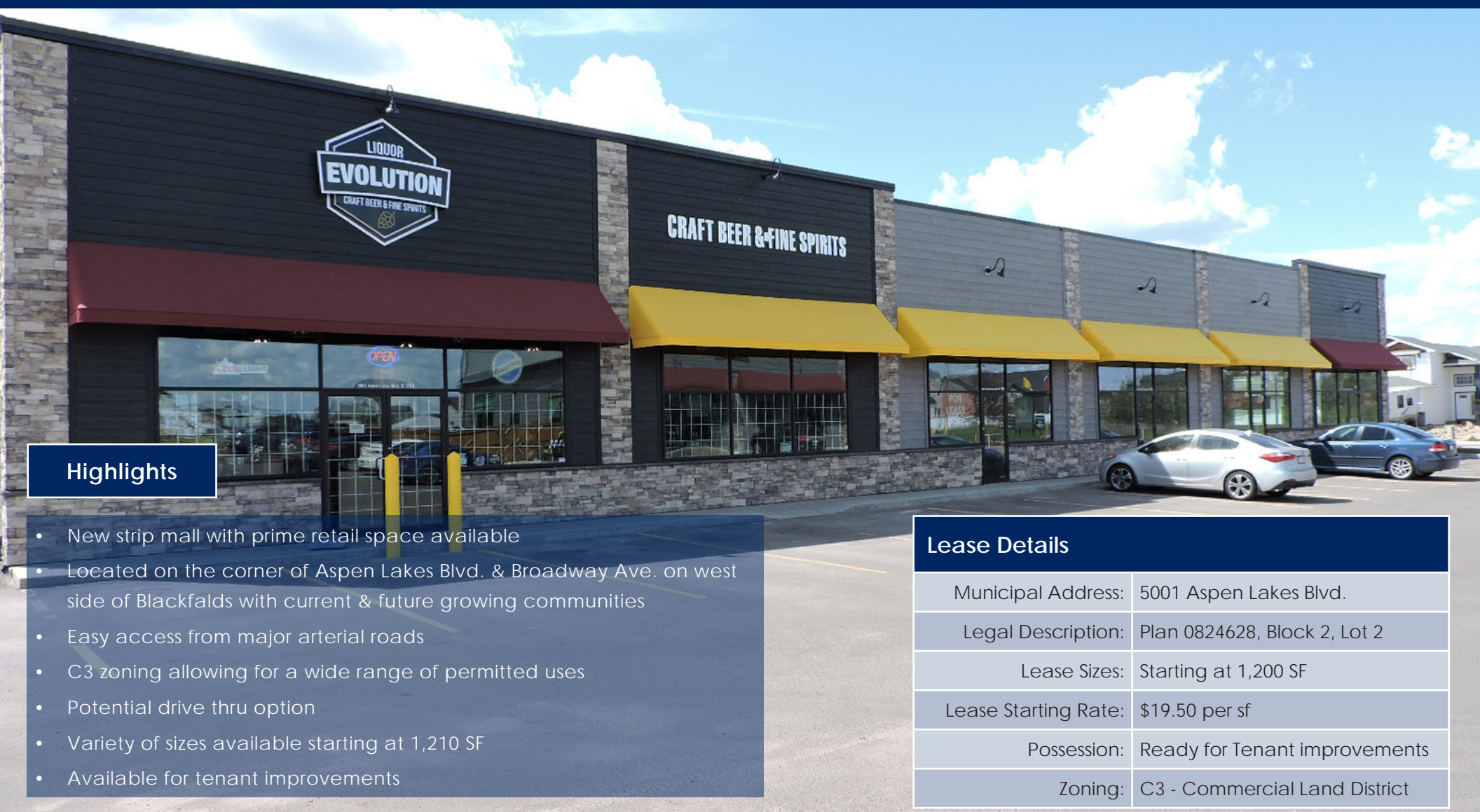


FOR LEASE

5001 Aspen Lakes Boulevard Blackfalds, Alberta



Highlights

- New strip mall with prime retail space available
- Located on the corner of Aspen Lakes Blvd. & Broadway Ave. on west side of Blackfalds with current & future growing communities
- Easy access from major arterial roads
- C3 zoning allowing for a wide range of permitted uses
- Potential drive thru option
- Variety of sizes available starting at 1,210 SF
- Available for tenant improvements

Lease Details

Municipal Address:	5001 Aspen Lakes Blvd.
Legal Description:	Plan 0824628, Block 2, Lot 2
Lease Sizes:	Starting at 1,200 SF
Lease Starting Rate:	\$19.50 per sf
Possession:	Ready for Tenant improvements
Zoning:	C3 - Commercial Land District

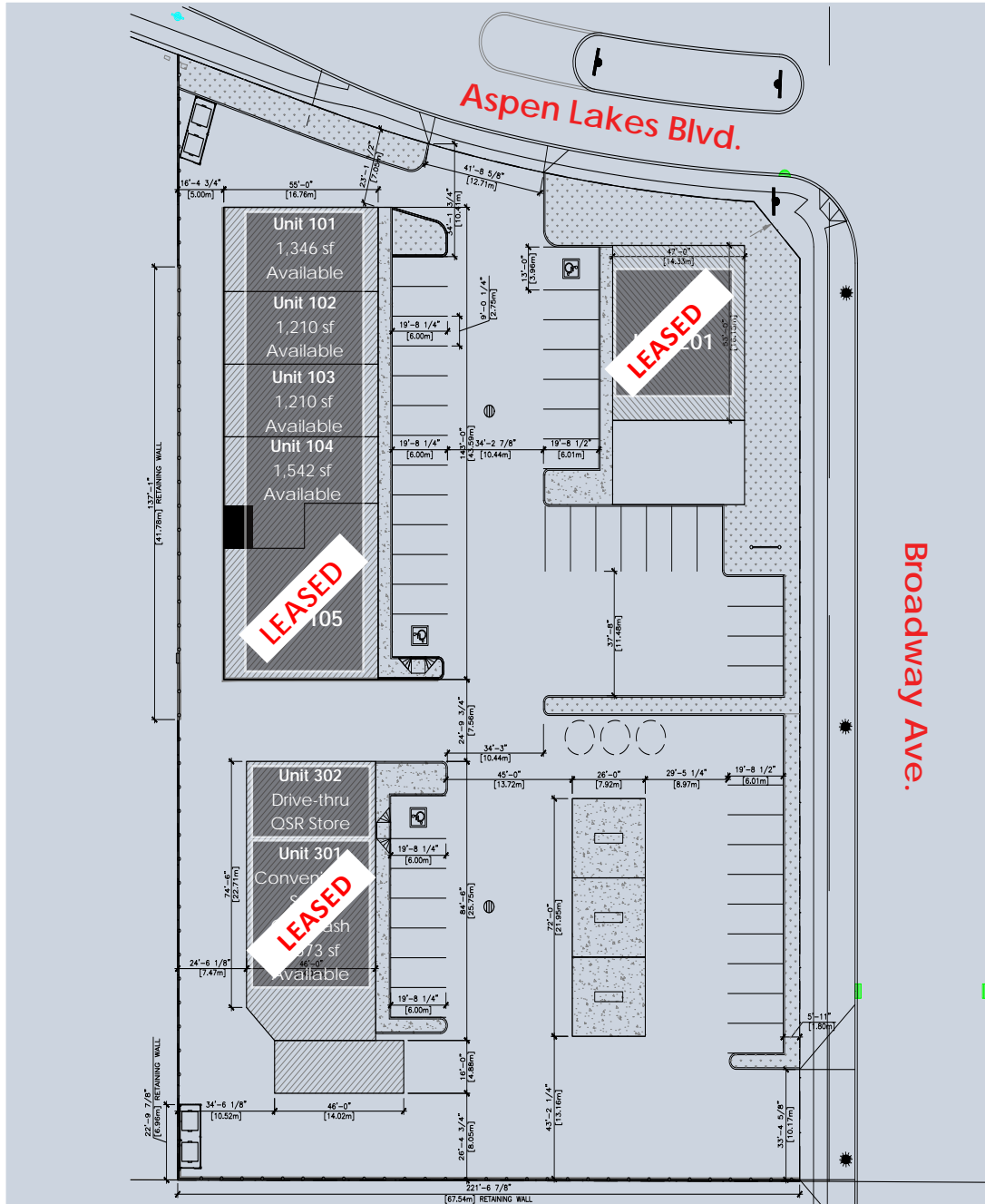
Brett Salomons

Associate/Partner
P: (403) 314 - 6187
F: (403) 343 - 6490
brett@salomonscommercial.com

Salomons Commercial

#103, 4315 - 55 Avenue
Red Deer | AB | T4N 4N7
P: (403) 343 - 3023
F: (403) 343 - 6490
salomonscommercial.com

Site Plan and Details



Unit #	Unit Size (sf)	Lease Rate	Status
101	1,346	\$22.00 per sf	Available
102	1,210	\$19.50 per sf	Available
103	1,210	\$19.50 per sf	Available
104	1,542	\$19.50 per sf	Available
105	1,500	-	Leased
201	2,491	-	Leased
301	3,000	-	Leased
302*	1,500	\$25.00	Available

*Unit 302 has a drive-thru lane and window

Additional Rent is estimated at \$6.00 psf

C3 Allowable Uses

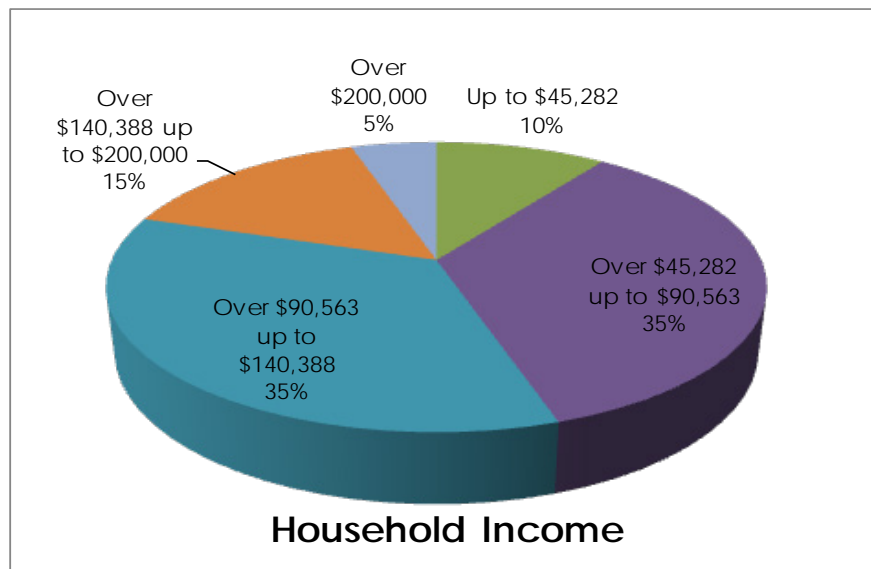
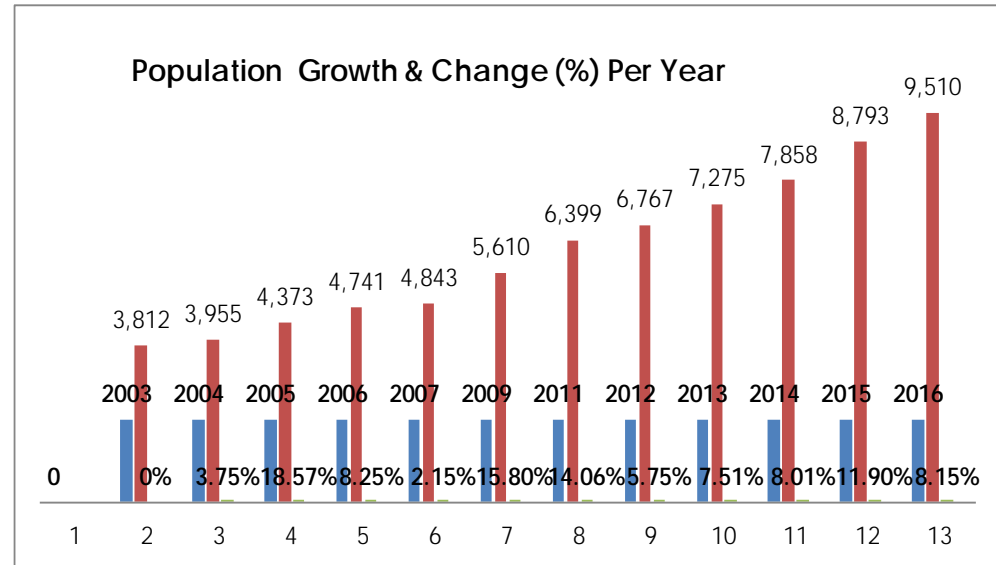
Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> Accessory building & accessory uses Bake shop Day care facility Office Personal services Pet grooming Restaurants Retail liquor store Service station 	<ul style="list-style-type: none"> Community recreation & entertainment facility Dwelling unit above ground floor Public & Quasi-public uses Public utility buildings Repair Services Similar uses

Location



Demographics

Age	Female	Male
0 - 5	563	567
6 - 10	394	406
11 - 15	261	306
16 - 20	214	204
21 - 25	344	343
26 - 30	561	476
31 - 35	504	599
36 - 40	405	425
41 - 45	275	307
46 - 50	201	240
51 - 55	202	229
56 - 60	169	183
61 - 65	138	110
66 - 70	65	70
Total	4296	4465



TOWN OF BLACKFALDS CENSUS REPORT 2016

This information herein was obtained from sources reliable and is believed to be true; it has not been verified and as such cannot be warranted nor form any part of any future contract. The offering may be withdrawn without notice.