

# \$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.

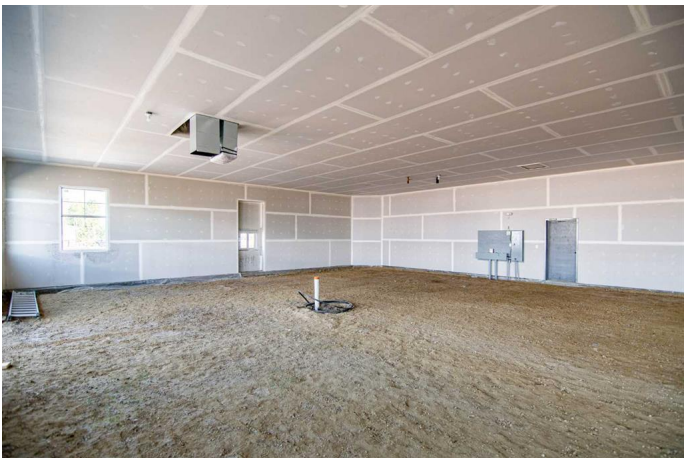
Built in 2023

## 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
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Subdivision	Valley Ridge
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### **Additional Information**

Date Listed	December 30th, 2024
Days on Market	119
Zoning	C3

### **Listing Details**

Listing Office	RE/MAX Commercial Properties
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