

# Country Plaza



WHEATLAND TRAIL



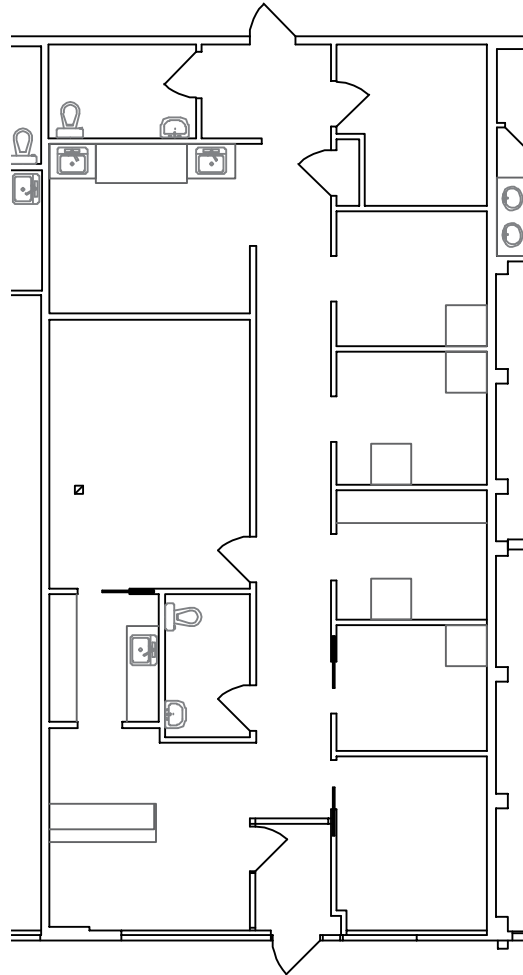
### PROPERTY DETAILS

<b>Size Available</b>	<b>Unit H</b> 1,820 SF <b>Unit P</b> 1,140 SF <b>Pad Site</b> 19,397 SF
<b>Availability</b>	Negotiable
<b>Net Rate</b>	\$25.00 PSF <b>Pad Site:</b> \$4 PSF (land lease)
<b>Op Costs</b>	\$8.40 PSF (Est. 2026)
<b>Zoning</b>	C-SC

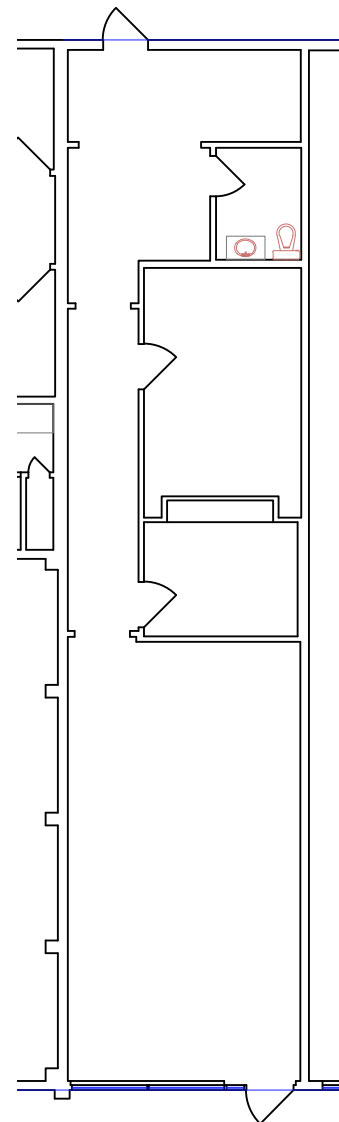
### THE OFFERING

- **High-Traffic Plaza** with national tenants: A&W, Telus, Red Swan Pizza, Cooperators & Four20
- **Prime Corner** Location at Hwy 1 & Wheatland Trail with top visibility
- **Close to Medical** Centres driving steady daily traffic
- **PAD CRU Available** with drive-thru potential – ideal for QSR or café
- **Newly Renovated façade**, lighting & pylon signage
- **Ample Surface Parking** with easy site access

**Unit H: 1,820 SF**



**Unit P: 1,140 SF**



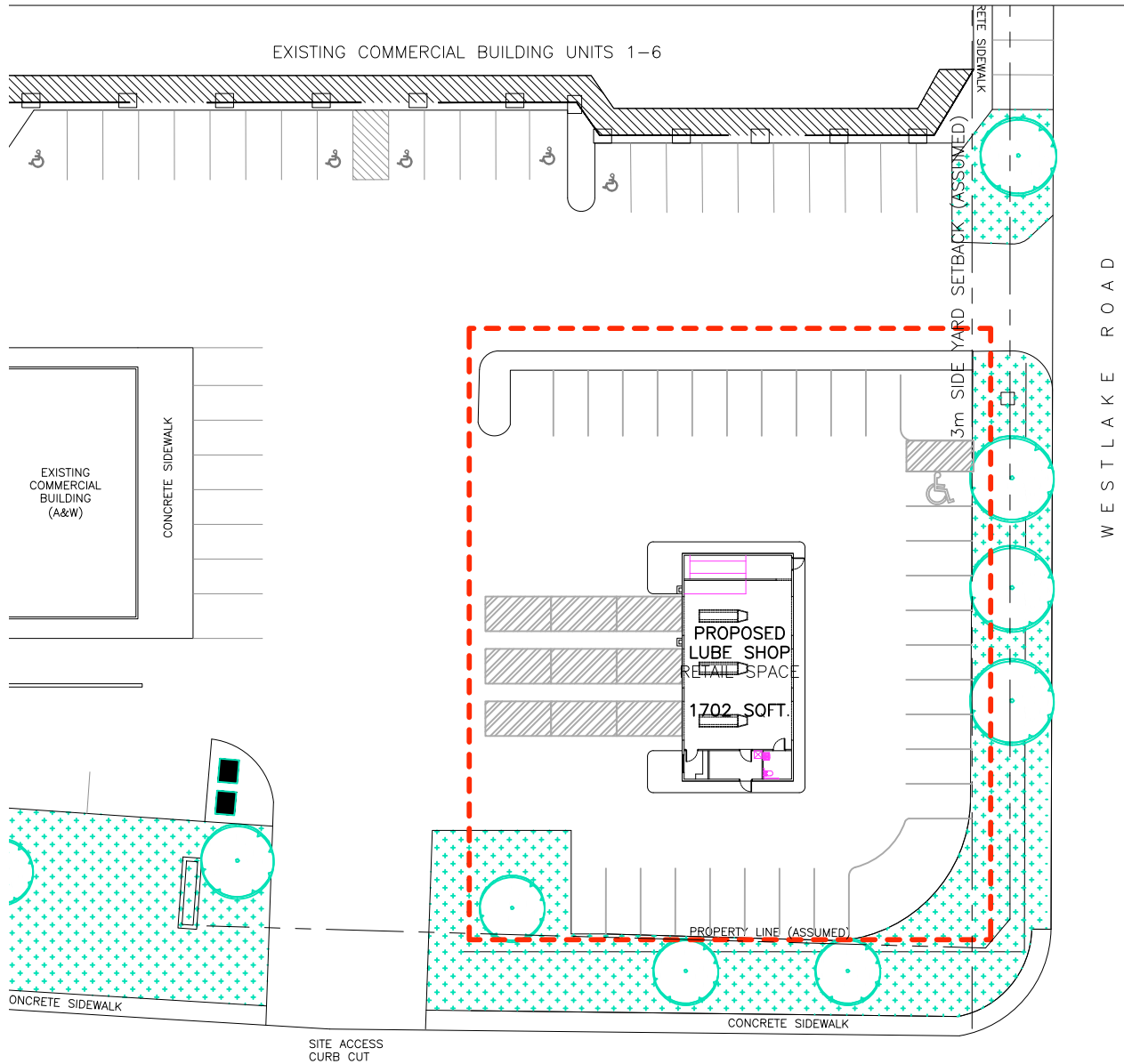
*Parking*

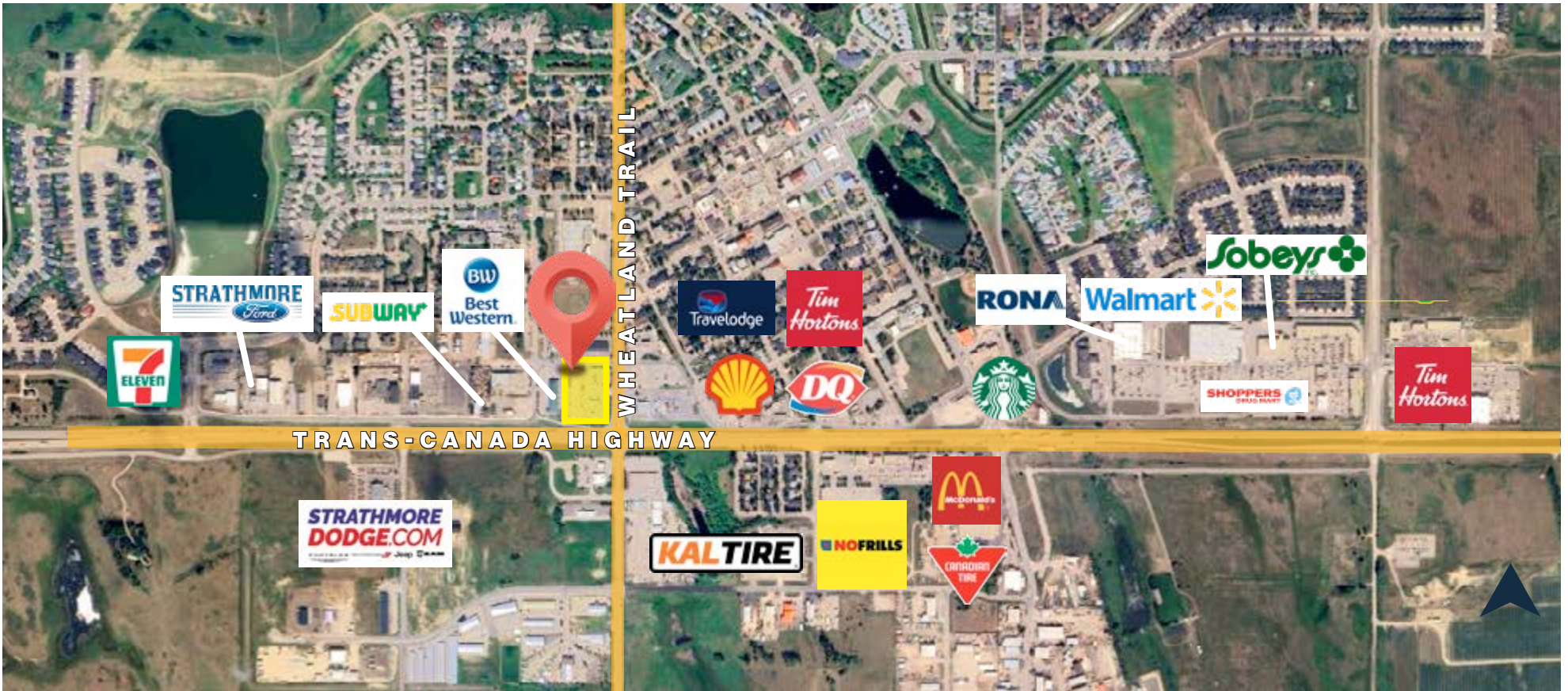


# Proposed Pad Lube Station

510 Trans-Canada Highway, AB-1 | Strathmore, Alberta

Established Plaza With Newly Renovated Façade





NEIGHBORHOOD  
Strathmore



POPULATION  
16,000



MEDIAN AGE  
40



HOUSEHOLD INCOME  
\$110,000



TRAFFIC COUNT  
14,650 VPD | Highway 1

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# Thank you for your Interest



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For more information, please contact one of our Associates.