

**Blackstone**

**For Lease**

100 Ranch Market | Strathmore, Alberta  
**Strathmore's Main Power Centre**

# Ranch Market



For more information, please  
contact one of our associates.

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### Size Available

Unit 105 C - 2,396 SF

~~Unit 105 G1 - 1,777 SF~~ **LEASED**

Unit 105 J&K - 4,555 SF

Unit 105 O&P - 6,611 SF

Unit 125 C - 1,227 SF

Unit 125 E2 - 2,037 SF

### Availability

Immediately

### Net Rate

Contact Associate

### Op Costs

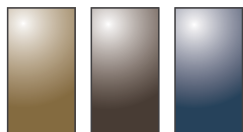
\$9.39 PSF (Est.)

### Zoning

CHWY - Highway Commercial District

### Highlights

- Main power centre in Strathmore and is the first retail hub heading East from Calgary
- Accessed by 2 all-turns intersections on the prime corner of the Trans-Canada Highway and George Freeman Trail
- Main power centre shadow anchored by Walmart, Sobeys and RONA. Other tenants include Shoppers Drug Mart, Royal Bank, ATB, Dollarama, M&M Meats, Lammle's, Original Joes, Pet Planet, OPA!, Booster Juice, Pizza Hut and Quesada Burritos & Tacos
- Each building to be demised up to three retail CRU's
- Demising options available, smallest demised space is 800 SF
- Exclusivity provided for units larger than 3,600 SF

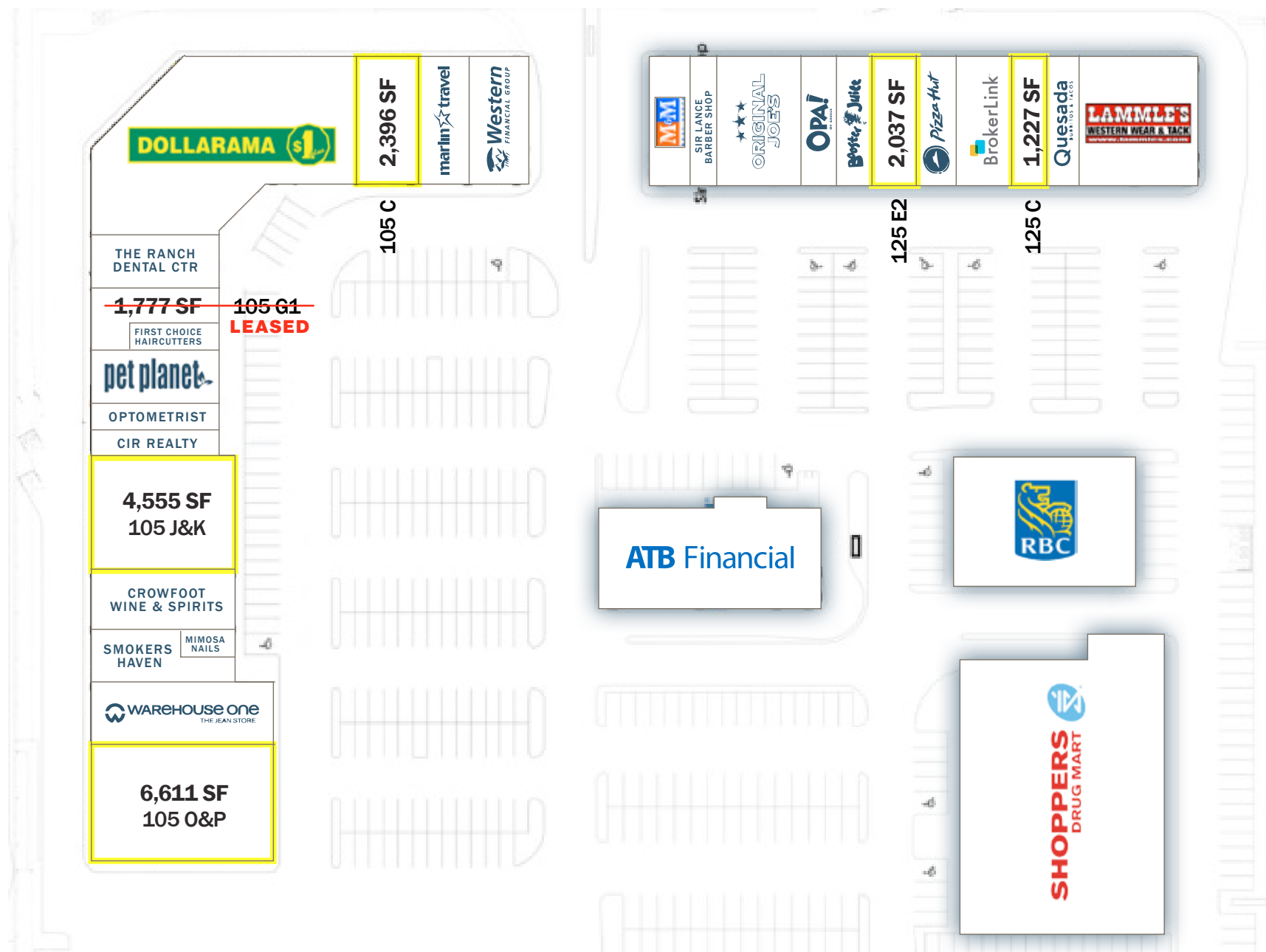


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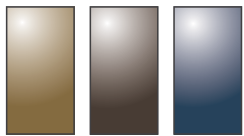
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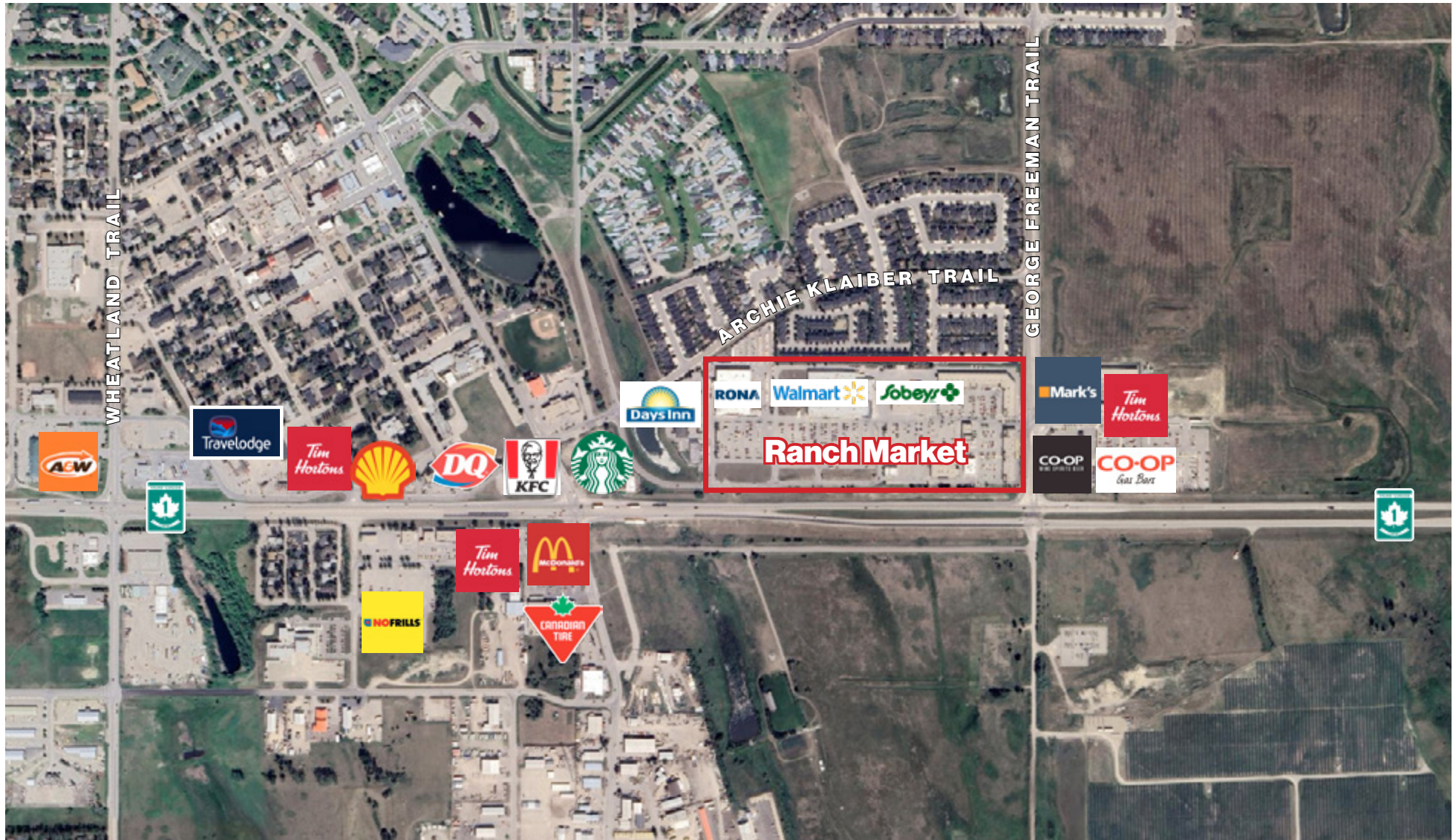






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# Location



NEIGHBORHOOD  
Strathmore



POPULATION  
3KM  
13,592



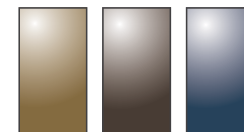
MEDIAN AGE  
38



HOUSEHOLD INCOME  
\$101,730



TRAFFIC COUNT  
13,480 VPD | 1 Southridge at Hwy 7



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# Thank you for your Interest



**BlackstoneCommercial.com**

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