

FOR LEASE

SOUTH SIDE PLAZA
4487 BROADWAY AVENUE, BLACKFALDS





About the Property

New premiere service and retail development in the Town of Blackfalds. South Side Plaza is being developed by Serenity Developments Ltd. which is known for it's quality, high end developments.

High exposure location due to South Side Plaza being situated at the junction of Highway 2A and Broadway Avenue. Easily visible from Highway 2A and for all the residents travelling through the Town of Blackfalds.

Abundance of parking, with 52 wide on-site parking stalls designed for easy access. Additional street parking adjacent to the property.

South Side Plaza will have a strong visual appeal. Facing Highway 2A, the building will be designed to be ultra-modern and eye catching, while blending into a more traditional appearance facing Broadway Avenue.

Signage will be easily visible from Highway 2A or Broadway Avenue.

LEGAL DESCRIPTION

Plan 0820701, Block 3, Lot 11

UNIT SIZES

995.8 SF - 1,023.86 SF

LOCATION

Blackfalds

ZONING

C2 - Highway Commercial

LEASE RATES

Starting at \$31.50 PSF

CAM & TAXES

TBV

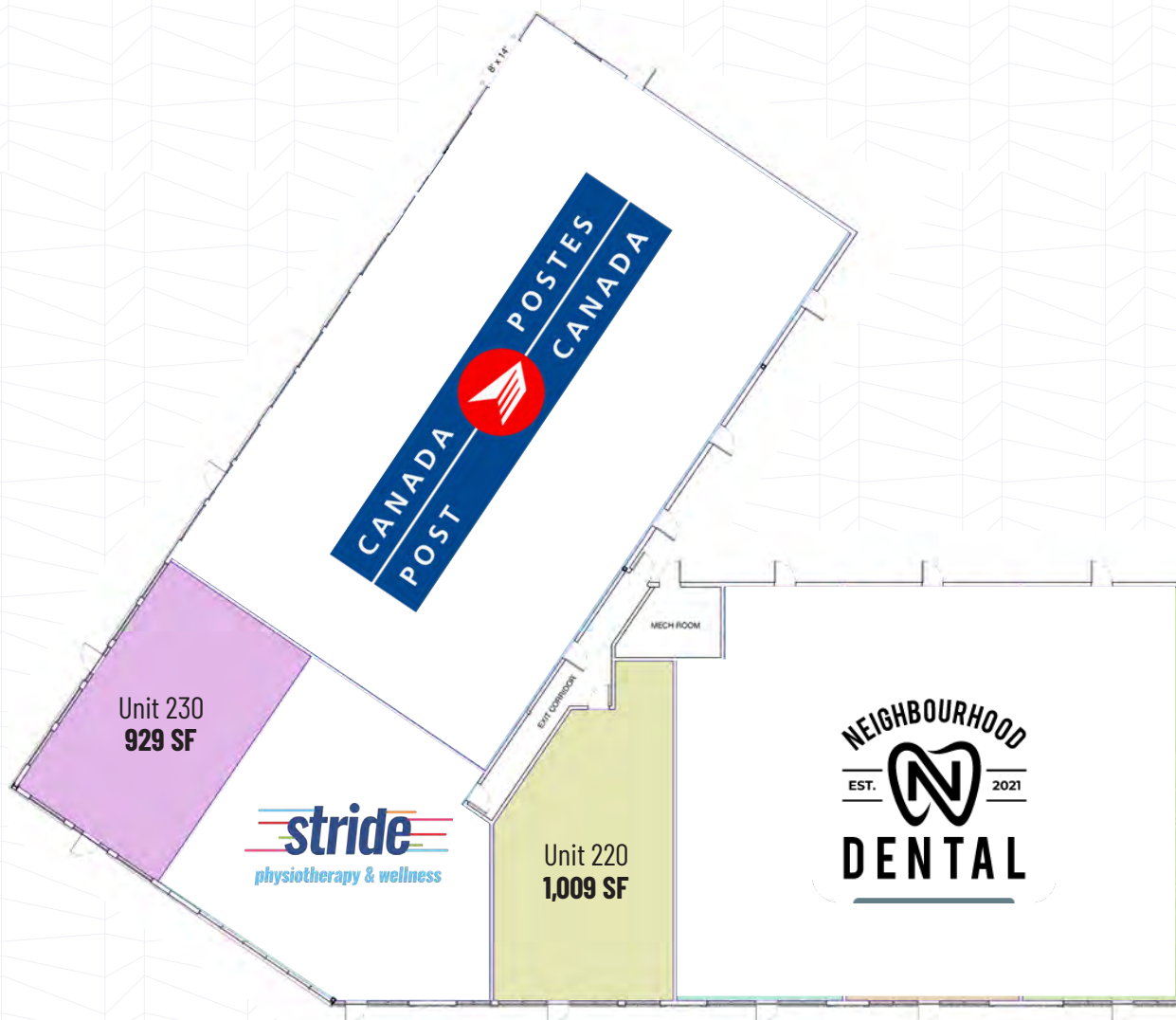
PARKING

52 on-site stalls

POSSESSION

Negotiable

South Side Plaza

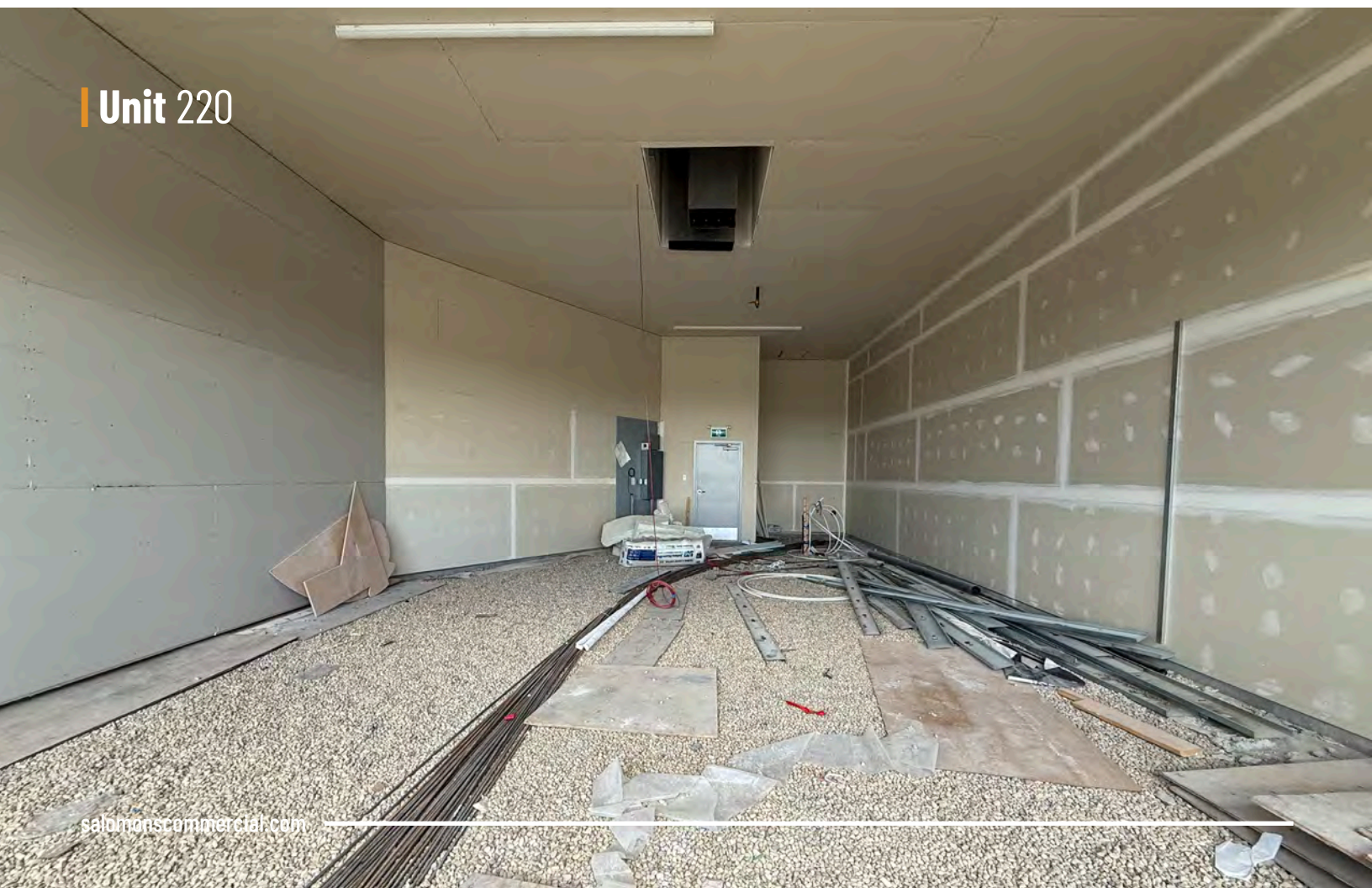


Unit No.	Size Available (SF)	Use	Lease Rate	CAM & Taxes	Status
205	1,296	Retail/Office	-	TBV	LEASED
210	1,437	Retail/Office	-	TBV	LEASED
215	1,308	Retail/Office	-	TBV	LEASED
220	1,023.86	Retail/Office	\$31.50 PSF	TBV	Available
225	1,500	Retail/Office	-	TBV	LEASED
230	995.8	Retail/Office	\$33.50 PSF	TBV	Pending

Unit 230



Unit 220





Central Alberta's Ambassador for Commercial Real Estate



SALOMONS
COMMERCIAL

#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7
www.salomonscommercial.com

Kelly Babcock
Listing Agent
403.314.6188
kelly@salomonscommercial.com

Davin Kemshead
Associate
403.314.6190
davin@salomonscommercial.com

Brett Salomons
Partner
403.314.6187
brett@salomonscommercial.com

Max Field
Associate
403.314.6186
max@salomonscommercial.com

Mike Williamson
Associate
403.314.6189
mike@salomonscommercial.com

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com