

**AVISON
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FOR LEASE



CROWSNEST COMMONS

10509 20TH AVENUE, BLAIRMORE, AB

Crowsnest Commons is a quality focused 7.13 acre mixed-used property well-located on Highway 3 in the Crowsnest Pass. This new development is ideal for retail CRU's, sit down restaurants, medical users, a hotel, and a drive-thru user. Flexible space options from 1,000 - 10,000 SF available to suit a wide variety of users. The location offers excellent visibility and signage potential with average annual daily traffic counts exceeding 22,070 vehicles per day on Highway 3. Confirmed site tenants include IGA, Bar Burrito, Domino's Pizza, Dairy Queen, and the Municipality of Crowsnest Pass.

Get more information

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PROPERTY SUMMARY

MUNICIPAL ADDRESS

10509 20th Avenue, Blairmore

LEGAL DESCRIPTION

Plan: 731227; Block: H

ZONING

Comprehensive Mixed-Use (CM-1)

OPPORTUNITY

Phase 1 Now Leasing

Building 1100

Unit 1110 - 1,000 SF

Unit 1120 - 1,100 SF

Unit 1130 - 1,100 SF

Building 1200

Unit 1210 - 1,000 SF

Unit 1220 - 1,100 SF

Unit 1230 - 1,100 SF (Pending)

Future Phases

1,000 - 10,000 SF

LEASE PRICE

Market Rates

ADDITIONAL RENT

\$6.00 + Property Tax PSF (Est.)

SIGNAGE

Fascia and pylon

POSSESSION

Negotiable

Opportunity to lease a highly

desirable location in the

Crowsnest Pass

OPPORTUNITY

Avison Young is pleased to be the leasing agent for the new Crowsnest Commons retail site in Blairmore. The vision for this project is to have it anchored by a franchised grocery store and offer a quality mix of retail and restaurant users. The property is ready for development with flexibility in site planning.

Crowsnest Pass, uniquely placed within pristine mountain vista views, is situated in Southwest Alberta along Highway 3 and is located within minutes of the Rocky Mountains and the BC corridor. This highway is a well-trafficked freight route, and a popular transit route from Alberta to the mountain playgrounds.

The region is staged favourably towards investment and economic growth. There are currently seven mining companies working in the region at various stages of operation.



POSSIBLE USES



Financial



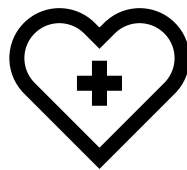
Food Use



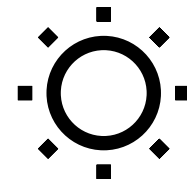
Retail Store



Fuel



Health & Wellness



Tourism Rentals

SITE RENDERINGS



Avison Young
704 4th Avenue South, Suite 295
Lethbridge, AB, T1J 0N8

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CROWSNEST COMMONS SITE PLAN



BUILDING BREAKDOWN

*Square footages can be adapted with units combined or demised to a minimum of 1,000 SF

NOW LEASING

Building 1100

- 1110 - 1,000 SF
- 1120 - 1,100 SF
- 1130 - 1,100 SF

Building 1200

- 1210 - 1,000 SF
- 1220 - 1,100 SF
- 1230 - 1,100 SF (Pending)

PRE-LEASING

Building 1300

- 1320 - 1,000 SF
- 1330 - 1,000 SF
- 1340 - 1,000 SF
- 1350 - 1,000 SF
- 1360 - 1,000 SF

FUTURE PHASES

Building 1400

5,661 SF

Building 1500

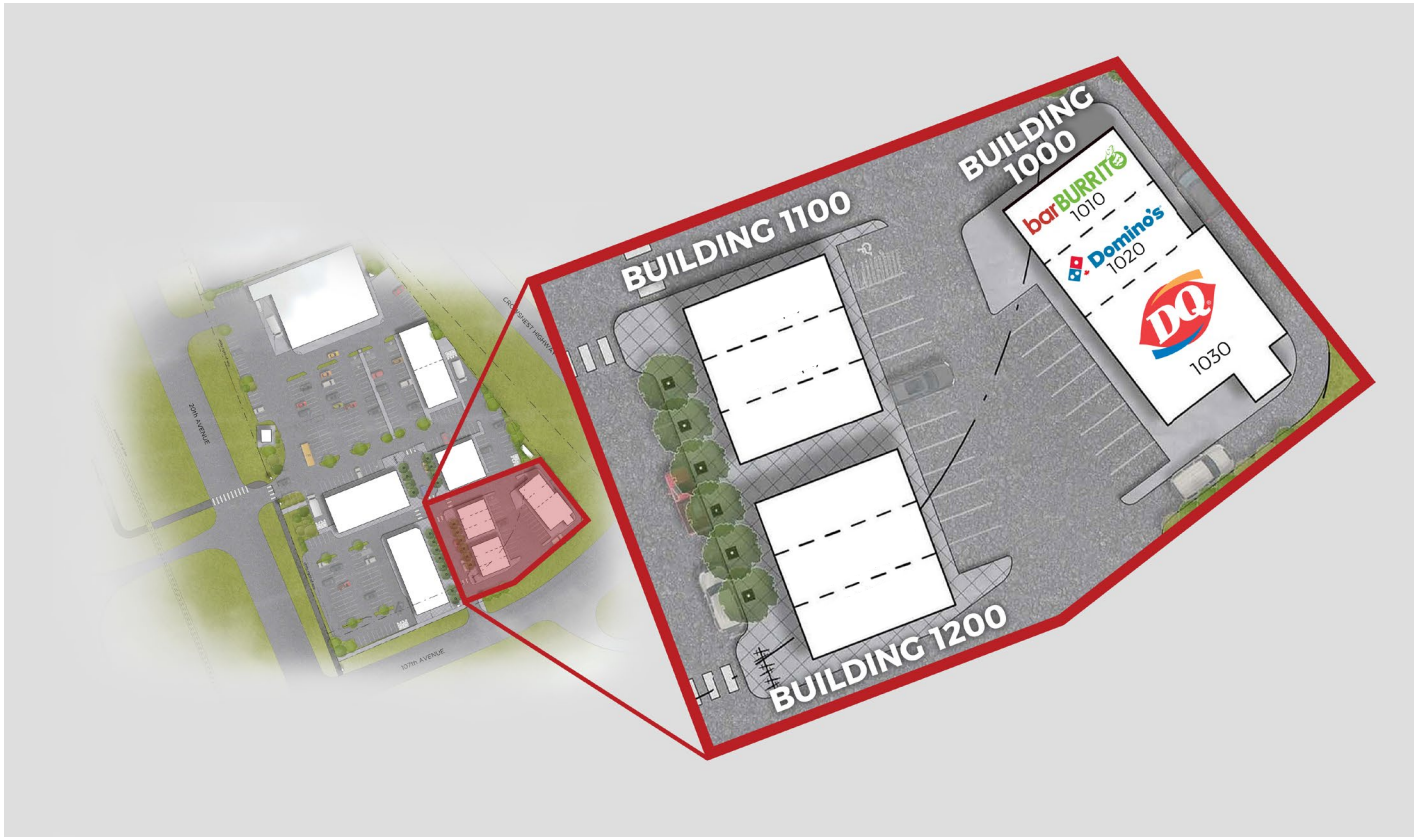
5,661 SF

Building 1600

8,976 SF



PHASE 1



NOW LEASING

Building 1100 and 1200 are currently available for lease. The unit sizes listed below are flexible. Spaces can be combined or demised to suit a variety of business needs. Please reach out to explore tailored solutions and current availability.

Building 1100

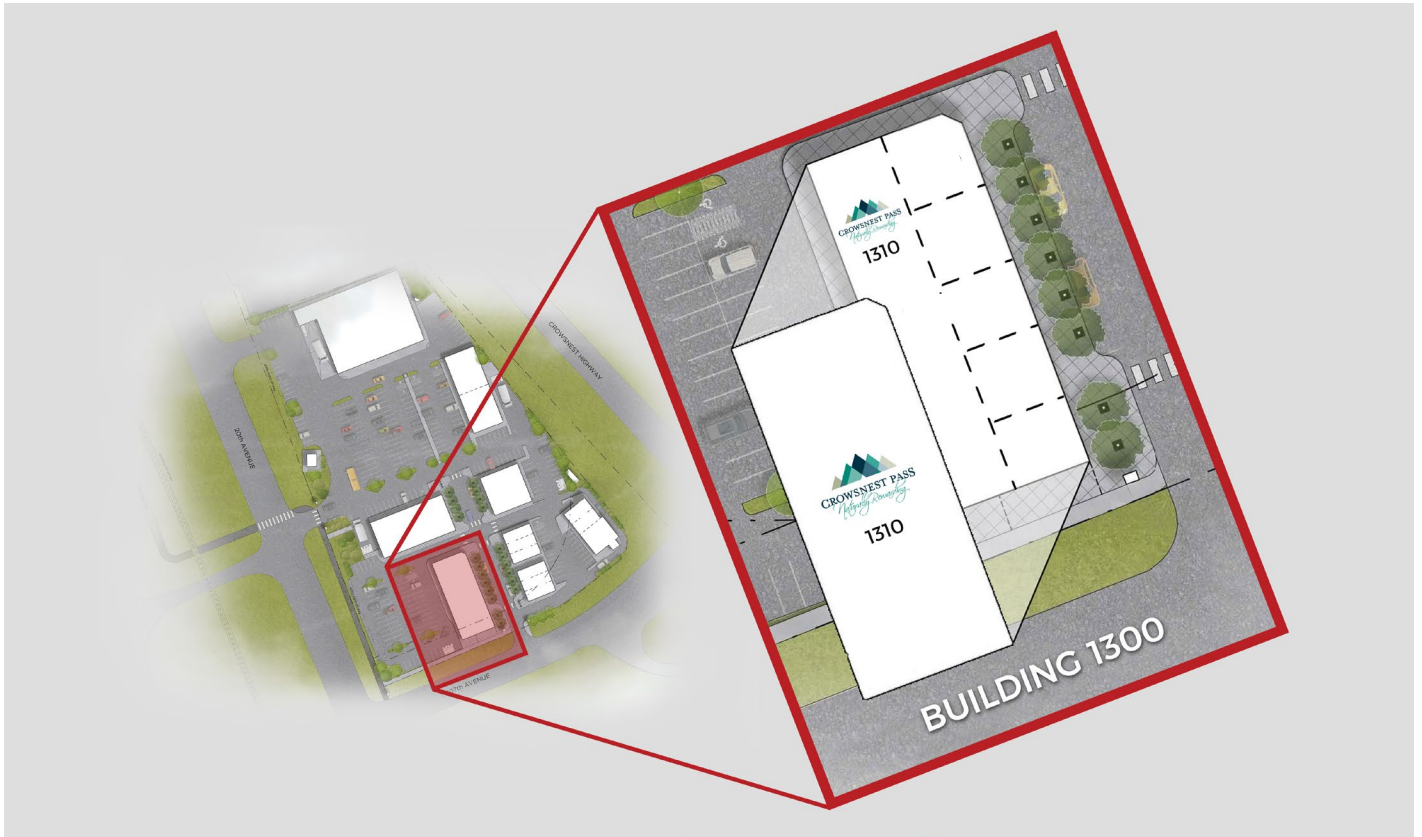
- 1110 - 1,000 SF
- 1120 - 1,100 SF
- 1130 - 1,100 SF

Building 1200

- 1210 - 1,000 SF
- 1220 - 1,100 SF
- 1230 - 1,100 SF (Pending)



PHASE 2



PRE-LEASING

Building 1300 will commence construction in the fall of 2025 and units will be available for lease starting the summer of 2026. This building will be shared with the Municipality of Crowsnest Pass and offer individual commercial units. Spaces can be combined or demised to suit a variety of business needs. Please reach out to explore tailored solutions and current availability.

Building 1300

1310 - [Municipality of the Crowsnest Pass](#)

1320- 1,000 SF

1330- 1,000 SF

1340- 1,000 SF

1350- 1,000 S

1360- 1,000 SF



SITE AERIALS



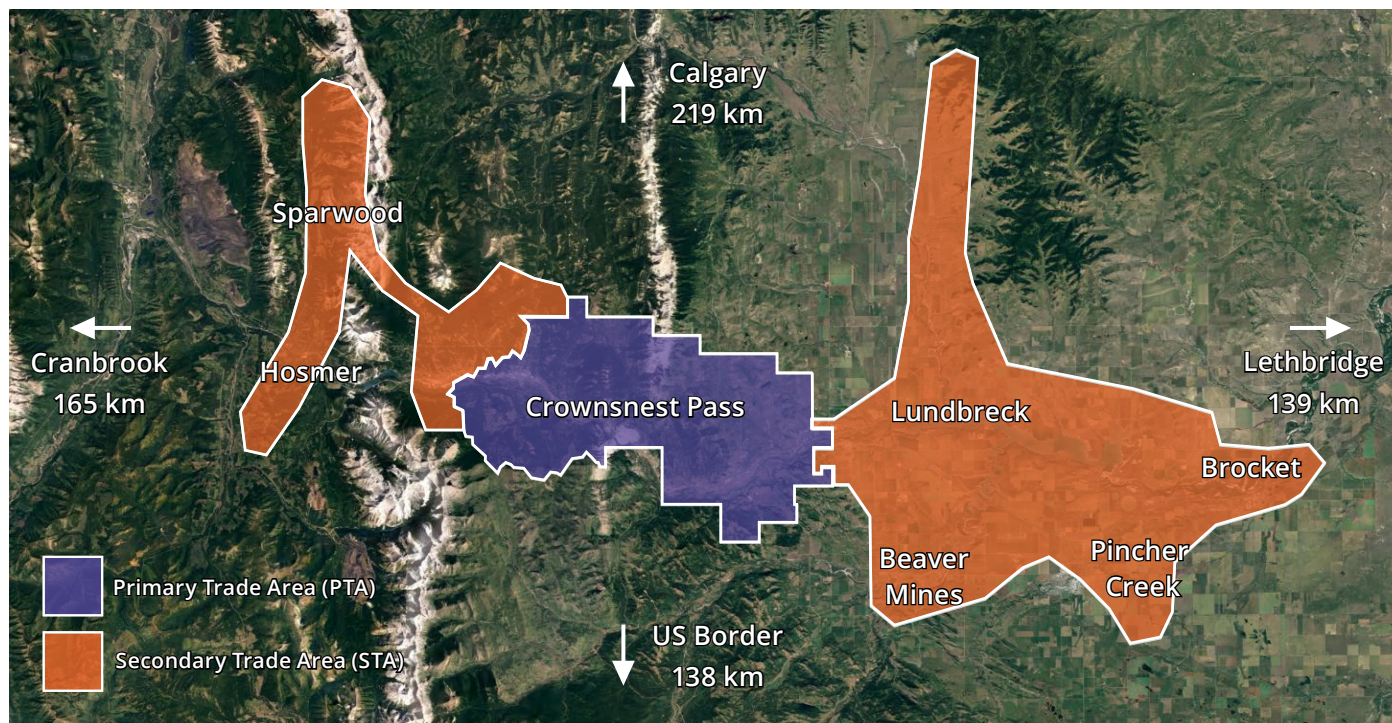
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TRADE AREA

Trade Area	Description	2016	2024	2030
PTA (Baseline)	Crowsnest Pass without mining expansion	6,803	7,106	7,343
PTA (Mining)	Crowsnest Pass with mining expansion	6,803	8,210	8,446
STA West	30 minute drive West	3,840	3,998	4,123
STA East	30 minute drive East	5,077	5,152	5,168
Total (Baseline)		15,720	16,256	16,634
Total (Mining)		15,720	17,360	17,737



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LOCAL TOURISM

Particularly due to its mountain location, tourism is one of the main economic drivers of the Crowsnest Pass, attracting significant seasonal visitation and contributing to total retail and commercial services demand within the area. Some of the most notable destinations within the Crowsnest Pass include:

Crowsnest Museum & Archives

5 Minutes Away
4.0 km Drive

Pass Powderkeg Ski Area

8 Minutes Away
4.8 km Drive

Bellevue Underground Mine Tours

9 Minutes Away
9.3 km Drive

Allison Cross Country Ski Trails

14 Minutes Away
12.8 km Drive

Chinook Lake

18 Minutes Away
15.2 km Drive

Crowsnest Pass Golf Club

5 Minutes Away
3.0 km Drive

Frank Slide Interpretive Centre

8 Minutes Away
7.3 km Drive

Star Creek Falls

11 Minutes Away
7.6 km Drive

Lundbreck Falls

17 Minutes Away
23.4 km Drive

Castle Mountain Resort

41 Minutes Away
58.2 km Drive



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* A retail feasibility study is available upon request that shows the need for this type of a development in the region. Please contact an Associate to receive a copy of this study.



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