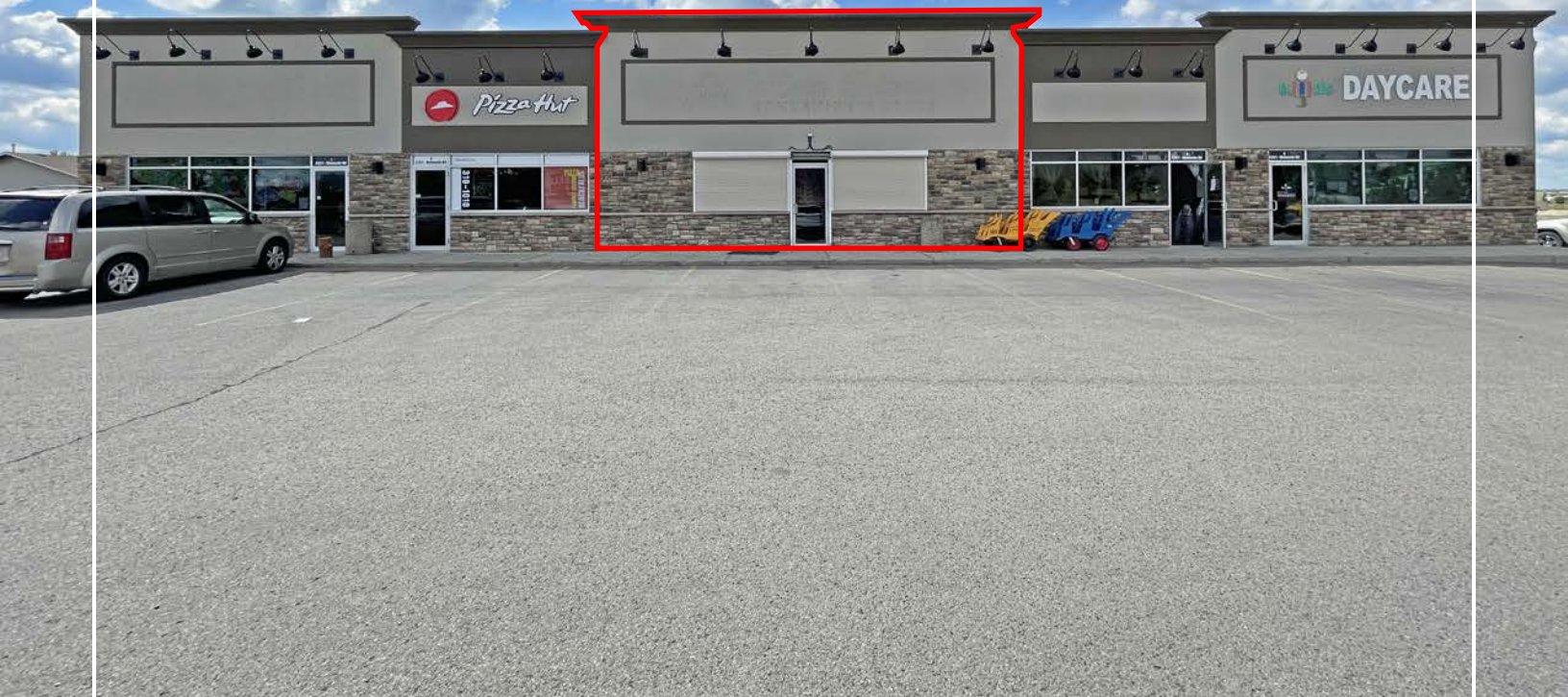


FOR LEASE

3, 4501 WOMACKS ROAD
BLACKFALDS, AB





About the Property

Now available for lease, this 2,062 SF retail unit offers a bright and functional layout featuring an open retail area, private office, washroom, and storage area. Zoned DC, the space is well-suited for a wide range of retail, service, and professional uses.

Located along Womacks Road in Blackfalds, the property is situated within an established residential neighbourhood while also serving several newer and rapidly growing communities nearby. Blackfalds continues to experience strong growth, with a population of over 12,000 residents, making it one of Central Alberta's fastest-growing communities.

Positioned within a busy shopping centre adjacent to the Abbey Centre and Iron Ridge School, the property benefits from excellent visibility, consistent foot traffic, and strong exposure to the surrounding area. Convenient access to Highway 597, Highway 2A, and the QEII Highway provides easy connectivity for customers and staff alike.

The centre is home to established tenants including Pizza Hut and Kids3 Blackfalds Daycare, creating a diverse and active tenant mix that draws regular traffic to the site. Ample common parking is available on-site, and pylon signage opportunities are available to further enhance your business presence.

LEGAL DESCRIPTION

Plan 2020374, Block 1, Lot 6

UNIT SIZE

2,062 SF

LOCATION

Blackfalds

ZONING

DC - Direct Control District

LEASE RATE

\$23.50 PSF

ADDITIONAL RENT

\$8.50 PSF

MONTHLY RENT

\$5,498.67 + GST

POSSESSION

Negotiable



4501 Womack Road





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

This information herein was obtained from sources reliable and is believed to be true: it has not been verified and as such cannot be warranted nor form any part of any future contract. The offering may be withdrawn without notice.