

\$19 - 3, 4501 Womacks Road, Blackfalds

MLS® #A2148037

\$19

0 Bedroom, 0.00 Bathroom,
Commercial on 1.43 Acres

Valley Ridge, Blackfalds, Alberta

This 2,062 square foot retail unit in Blackfalds is available for sublease, offering an open retail area, a wash-room, and a private office. The flexible layout suits a variety of business uses, all under DC zoning.

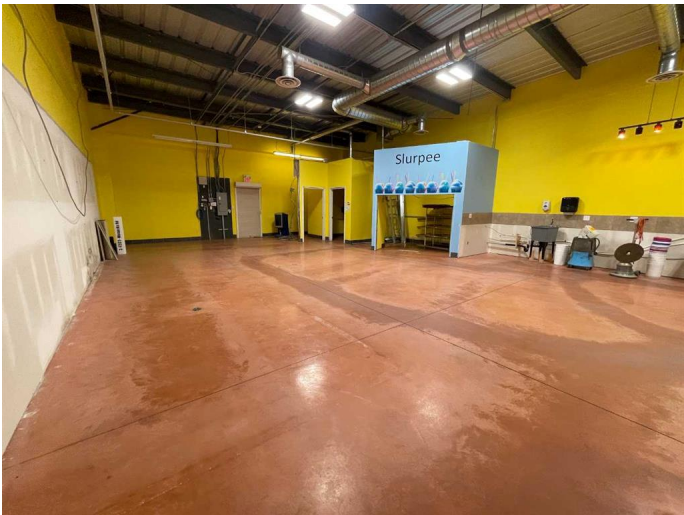
Strategically located adjacent to the Abbey Centre and Iron Ridge School, the shopping centre ensures high visibility and foot traffic. Tenants will benefit from convenient access to Highway 597, Highway 2A, and the QEII, facilitating easy travel and customer reach.

Immediate possession is available, making this an ideal opportunity for businesses seeking a quick move-in. Common parking is provided, enhancing customer convenience. Current tenants within the shopping centre include Pizza Hut and Kids3 Blackfalds Daycare, ensuring a diverse and vibrant tenant mix. Additional Rent is \$7.90 PSF.

Built in 2014

Essential Information

MLS® #	A2148037
Price	\$19
Sold Price	\$20
Bathrooms	0.00
Acres	1.43
Year Built	2014
Type	Commercial



Sub-Type	Mixed Use
Status	Sold

Community Information

Address	3, 4501 Womacks Road
Subdivision	Valley Ridge
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M0J0

Additional Information

Date Listed	July 8th, 2024
Date Sold	December 2nd, 2024
Days on Market	146
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Salomons Commercial
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