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1,145 to
7,332 SF
AVAILABLE

FOR LEASE | 5205/5213 Power Center Boulevard, Drayton Valley | AB

Drayton Valley Power Centre Commercial Retail Space

Premier Drayton Valley retail destination drawing commuters from Cowboy Trail (HWY 22) with its excellent exposure and access. The power center consists of two commercial retail buildings totaling over 16,000 SF.

- 1,145 to 7,332 SF CRU's available for lease, drive-thru potential
- Enjoy high traffic and ample on-site surface parking
- Walmart, Canadian Tire, Mark's and Drayton Valley Ford shadow anchors
- Fresh space in modern shopping center available immediately
- Re-developed building with recently completed building facade improvements
- Join co-tenants EB Games, The Source, Valley Dental and many more

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Accelerating success.

Opportunity to join Walmart, Canadian Tire, Mark's and Drayton Valley Ford



Main Floor
commercial
retail space



16,000 SF
power center
footprint area



Parking
surface stalls
located on site



Exposure
Power Center Blvd
and Cowboy Trail



7,040
vehicles
per day



30,000+
trade area
population



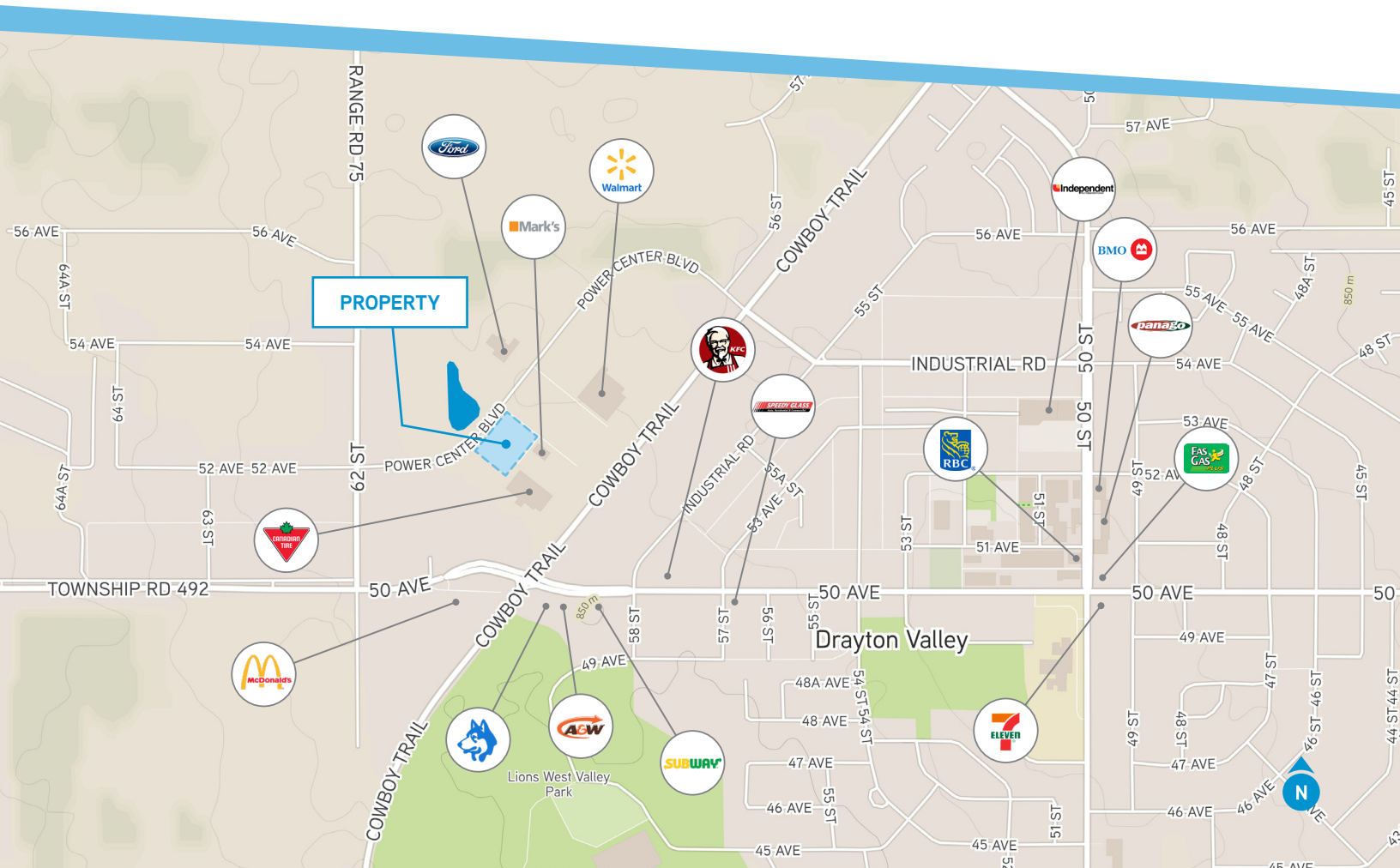
\$127,245
household income
average within 3 km

THE AREA

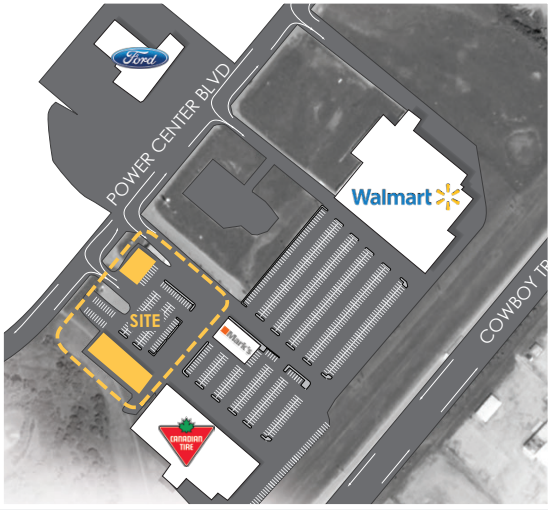
Drayton Valley provides the ideal retail landscape for consumer spending. The town's population enjoys above average household incomes with oil and gas as the primary economic driver. Great opportunity to serve local customers and those commuting through Drayton Valley. Cowboy Trail (HWY 22) going north reaches Entwistle and Mayerthorpe and connects with Yellowhead Highway (HWY 16). South it goes to Rocky Mountain House and Crowsnest Pass and connects with the Trans-Canada Highway (HWY 1).

DRIVE TIME

Edmonton	1.5 hours
Red Deer	2 hours
Calgary	3 hours
Jasper	3.2 hours
Banff	3.5 hours

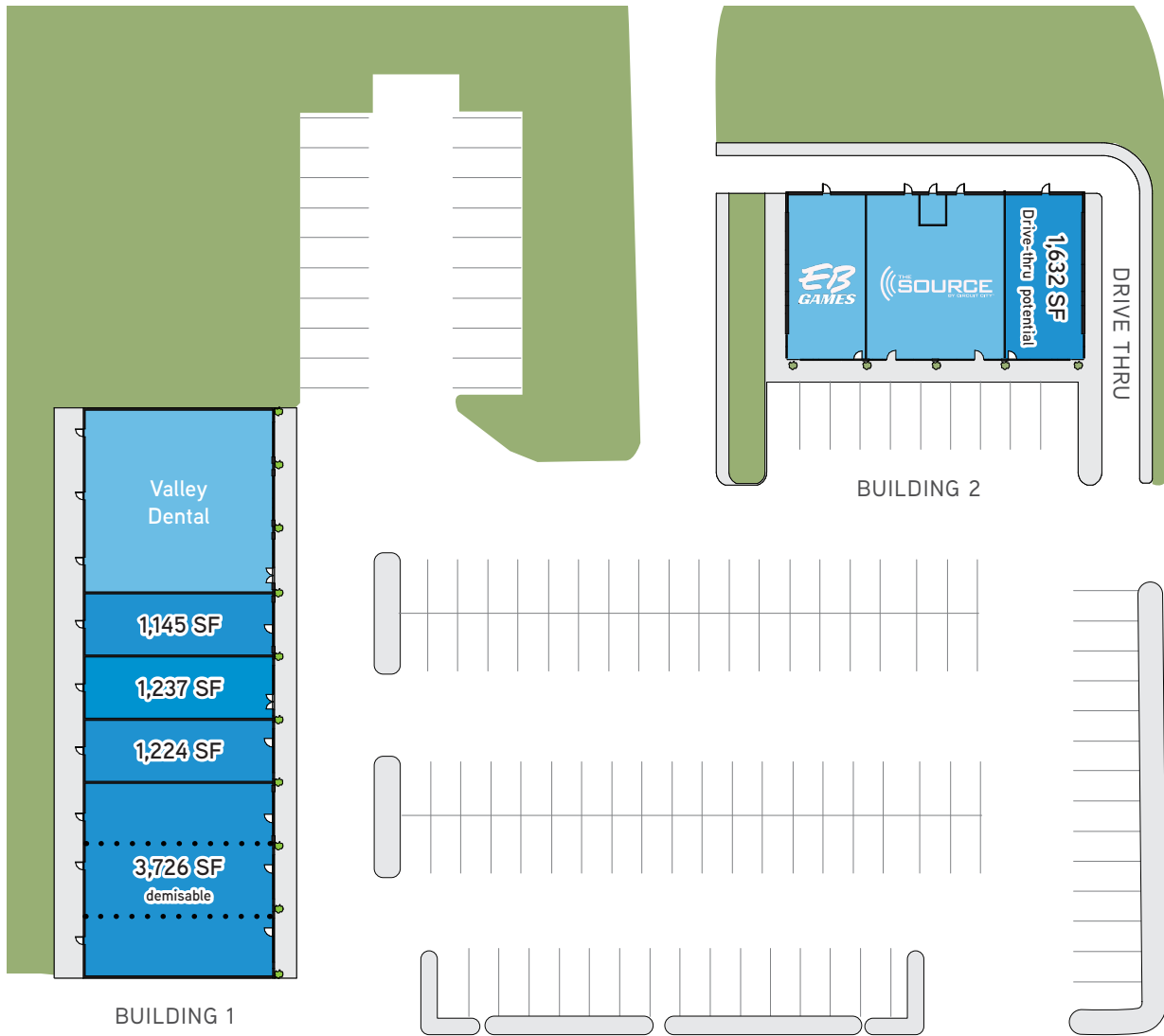


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Location:	5205/5213 Power Center Boulevard, Drayton Valley
Legal Description:	Plan 0524512, Block 102, Lot 12 Plan 0520039, Block 102, Lot 3
Zoning:	C2 - Commercial
Year Built:	2006
Parking:	Ample on-site surface parking stalls
Available:	1,145 to 7,332 SF
Lease Rate:	Market
Operating Costs:	\$9.54/SF (est. 2019)
T.I. Allowance:	Negotiable

POWER CENTER BOULEVARD





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