

## DRAYTON VALLEY POWER CENTRE

5205/5209 POWER CENTRE BOULEVARD, DRAYTON VALLEY, AB



### DRAYTON VALLEY POWER CENTRE FOR LEASE // RETAIL SPACE

Drayton Valley Power Centre is comprised of two retail buildings totalling over 16,000 SF. Premier retail destination drawing commuters from Cowboy Trail (HWY 22) with its excellent exposure and access. 1,145 to 7,332 SF CRU's available for sale and/or lease with drive-thru potential. A fresh space in a modern shopping centre available immediately.

See this property on [tag.ca](http://tag.ca)

### BUILDING HIGHLIGHTS

- Enjoy high traffic and ample on-site surface parking
- Several units from 1,143 to 7,332 SF
- Walmart, Canadian Tire, Mark's and Drayton Valley Ford shadow anchors
- Join co-tenants such as Valley Dental

**CONTACT** // Rayann Bungay at 780.486.3919 or [rbungay@tag.ca](mailto:rbungay@tag.ca)



**AVAILABLE AREA**

Building	AREA (SF)	DETAILS
1	1,145 SF	Main floor // Retail
1	1,237 SF	Main floor // Retail
1	1,224 SF	<b>LEASED</b>
1	3,726 SF	Main floor // Retail
2	1,535 SF	Main floor // Retail
2	1,632 SF	Main floor // Retail with drive-thru



**ZONING**

C2 - Commercial

**PARKING**

Ample surface parking

**YEAR BUILT**

2006

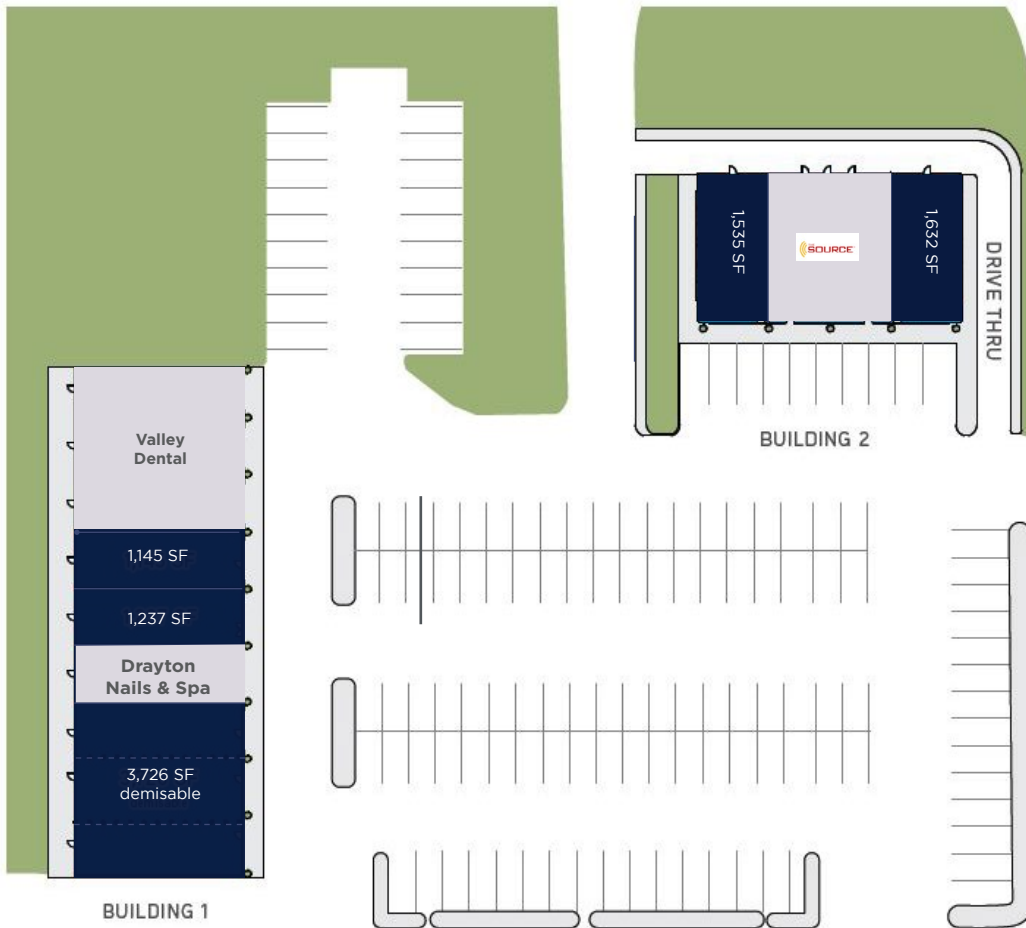
**LEASE RATE/SALE PRICE**

Market

**TI ALLOWANCE**

Negotiable

POWER CENTER BOULEVARD





**30,000+**  
Trade Area



**\$127,245**  
Household income average within 3 km



**LOCATED ON MAJOR TRANSPORTATION ROUTES**  
Easily accessible from Cowboy Trail



**NEARBY SKILLED LABOUR FORCE**  
Oil and gas primary economic driver

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.



**CONTACT US FOR MORE INFORMATION**

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**TAG**  
DEVELOPMENTS