

# \$25 - 215, 5302 Vista Trail, Blackfalds

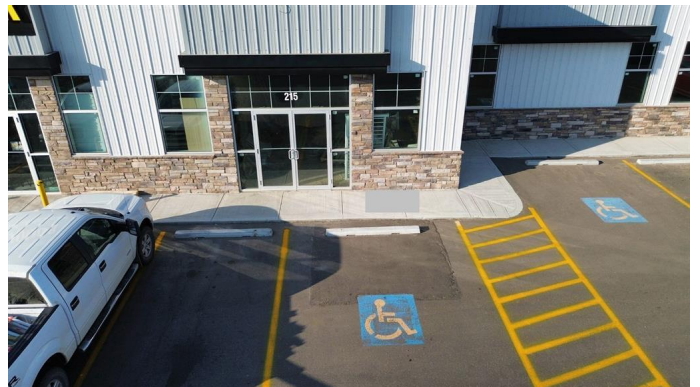
MLS® #A2260894

**\$25**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.49 Acres

Valley Ridge, Blackfalds, Alberta

Brand New Building & Bay. Located in new part of the town, Valley Ridge with close access to highway 2 & 2A. Minutes from Gaetz Avenue in Reddeer. Blackfalds Market Place is located on the west side of the town within walking distance of The Abbey Centre. Within the complex several businesses are thriving & have opened including The Hitchin Post Kitchen and Bar, AM:PM Vapes, A1 Max Convenience Store and Chevron Gas Bar, Ka-in Time and Team Liquor. This already means this location is a magnet for successful businesses. These units are available for lease, offering a perfect opportunity to be part of this retail complex and customize the area to your own business preferences. NNN is estimated to be \$5 Per square feet. located beside bay 210 offering excellent opportunity to maximize space from 1600 to 3200 square feet.



Built in 2023

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2260894   |
| Price      | \$25       |
| Bathrooms  | 0.00       |
| Acres      | 1.49       |
| Year Built | 2023       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 215, 5302 Vista Trail |
| Subdivision | Valley Ridge          |
| City        | Blackfalds            |
| County      | Lacombe County        |
| Province    | Alberta               |
| Postal Code | T0M 0J0               |

## Interior

|         |                                              |
|---------|----------------------------------------------|
| Heating | Forced Air, Natural Gas                      |
| Cooling | Central Air, ENERGY STAR Qualified Equipment |

## Exterior

|            |                 |
|------------|-----------------|
| Roof       | Flat            |
| Foundation | Poured Concrete |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 40                   |
| Zoning         | C3                   |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Century 21 Gillany Realty |
|----------------|---------------------------|

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