

# \$25 - 120, 5302 Vista Trail, Blackfalds

MLS® #A2260891

**\$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. This bay is adjacent to bay 115. Total area available can be 1800 square feet offering Flexibility.

Built in 2023

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2260891   |
| Price      | \$25       |
| Bathrooms  | 0.00       |
| Acres      | 1.49       |
| Year Built | 2023       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 120, 5302 Vista Trail |
| Subdivision | Valley Ridge          |
| City        | Blackfalds            |
| County      | Lacombe County        |
| Province    | Alberta               |
| Postal Code | T0M 0J0               |

## Interior

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

## Exterior

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 41                   |
| Zoning         | C3                   |

## Listing Details

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

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