



CROWSNEST COMMONS

**7.13 Acre Development
1,000 - 10,000 sqft of Space Available**

587-425-5775
info@shiftrei.ca

shiftrei.ca

PROPERTY HIGHLIGHTS

Zoning

Comprehensive mixed use
CM-1

Space

7.13 acres multi complex

Phase 1 - Leasing Now

Building 1100 (3,300 sf)

Unit 1110 - 1,000

Unit 1120 - 1,100

Unit 1130 - 1,100

Building 1200 (3,300 sf)

Unit 1210 - 1,000

Unit 1220 - 1,100

Phase 2 - Preleasing

Building 1300

Unit 1320 - 1,000

Unit 1330 - 1,000

Unit 1340 - 1,000

Unit 1350 - 1,000

Unit 1360 - 1,000

*Square footage can be adapted

Future Phases

1,000 sf - 10,000 sf

Pricing

Market rate

Additional Rent

\$6 + property tax psf (est.)

Possession

2025

Parking

Common lot

Signage

Facia and pylon

PROPERTY INFORMATION

Available For Lease

7.13 acres of Space Under Development

Located in the Crowsnest Pass along highway 3, this is a main link from Alberta to the west coast. The property is currently under development. With the year round flow of tourism and traffic, this property has excellent highway exposure and accessibility. Ideal space for retail CRU's, restaurants, medical uses, and more! Adaptable space options available to suit a wide variety of users. Unit sizes are flexible, with the minimum being 1,000sf, it can be sized up to accommodate various uses and needs.

Demographics

Summer and pass through population 17,620

Annual average daily traffic count 22,070

KEY COMMUNITY AMENITIES

Frank Slide Interpretive Centre

Bellevue Underground Mine Tours

Crowsnest Museum and Archives

Crowsnest Pass Golf Club

Pass Powderkeg Ski Area

Castle Mountain Resort

Allison Cross Country Ski Trails

1,500 km of Trails

(mapped and managed for quad touring and sledding)

Indoor Recreation Venues

(ice arena, curling, skateboarding, climbing)

Outdoor Aquatic Facility

Sinister 7 Ultra

(annual mountain race)



COMPREHENSIVE MIXED USE

Crowsnest Commons is uniquely placed within pristine mountain views, situated on the south side of highway 3. Located within the Rocky Mountains and the BC Alberta corridor, this highway is a high traffic freight route and popular passage from Alberta to the mountain escape.

CURRENT TENANTS



POSSIBLE USES



Retail



Professional



Medical



Financial



Grocery



Fuel



Food Use



Pharmacy

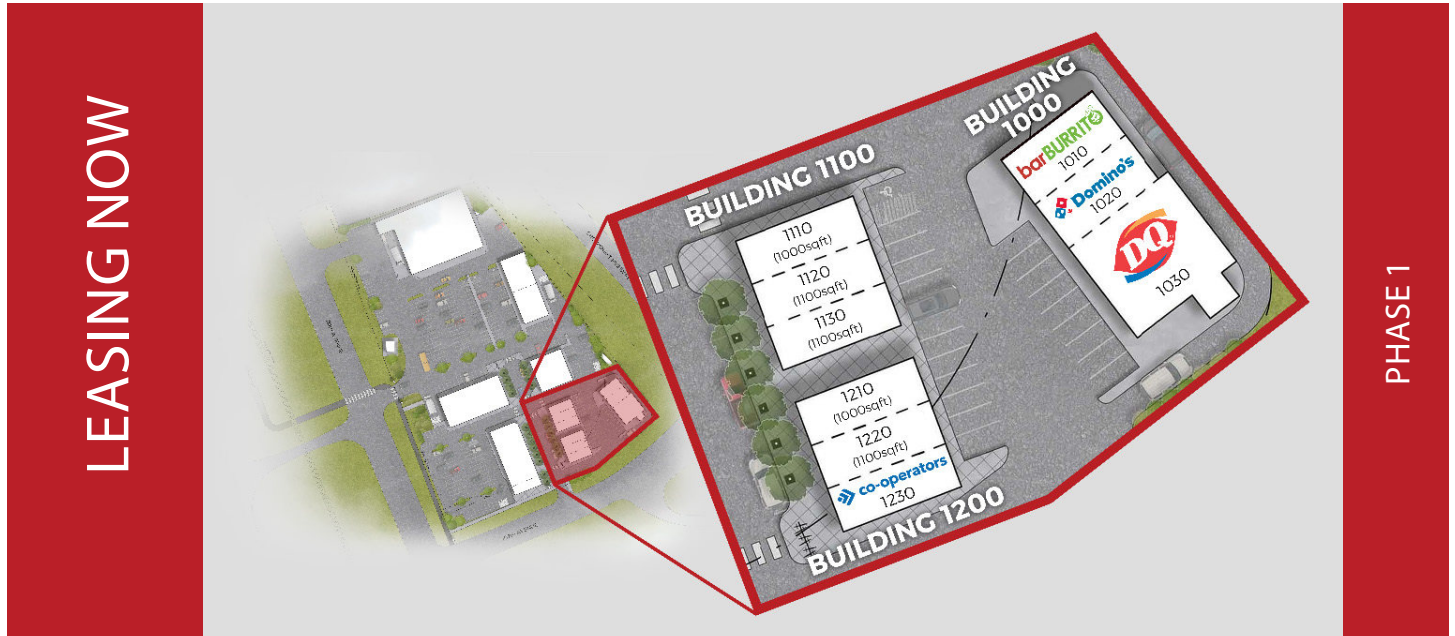


Fitness

The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed or warranted by Shift Real Estate, nor can it form any part of any future contract.

PHASE 1 - LEASING

Buildings 1100 and 1200 are available for lease now. Unit sizes listed below are flexible and provided as examples only. Spaces can be combined or demised to suit a variety of business needs. Contact us directly to explore tailored solutions and current availability.



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PHASE 2 - PRELEASING

Building 1300 will start construction in the fall of 2025 and units will be available for lease in the summer of 2026. This building will be shared with the Municipality of Crowsnest Pass and offer individual commercial units. Unit sizes listed below are flexible and provided as examples only. Spaces can be combined or demised to suit a variety of business needs. Contact us directly to explore tailored solutions and current availability.



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CROWSNEST COMMONS SITE PLAN



Square footage can be adapted with units combined or demised to minimum of 1,000sqft.

LEASING NOW

BUILDING 1100

1110-10509 20th Ave - 1,000sqft

1120-10509 20th Ave - 1,100sqft

1130-10509 20th Ave - 1,100sqft

BUILDING 1200

1210-10509 20th Ave - 1,000sqft

1220-10509 20th Ave - 1,100sqft

PRE-LEASING

BUILDING 1300

1320-10509 20th Ave - 1,000sqft

1330-10509 20th Ave - 1,000sqft

1340-10509-20th Ave - 1,000sqft

1350-10509 20th Ave - 1,000sqft

1360-10509 20th Ave - 1,000sqft

FUTURE PHASES

BUILDING 1400 - 5,661sqft

BUILDING 1500 - 10,300sqft

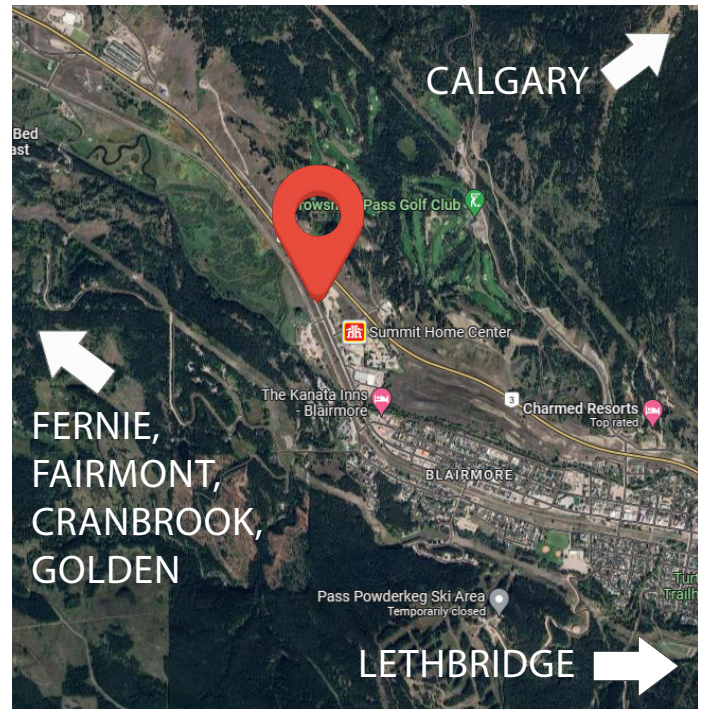
BUILDING 1600 - 8,976sqft

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LOCATION



Off Hwy 3



Near Popular Cities and Towns



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