

# CROWSNEST COMMONS

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

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# 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 - Leasing Now

**Building 1300**
Unit 1320 - 1,000
Unit 1330 - 1,000
Unit 1340 - 1,000
Unit 1350 - 1,000
Unit 1360 - 1,000

**Building 1600**
Unit 1610 - 1,152
Unit 1620 - 1,144

*Square footage can be adapted

## Pricing

Market rate

## Additional Rent

$6 + property tax psf (est.)

## Possession

Immediate

## Parking

Common lot

## Signage

Fascia 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 coridor, this highway is a high traffic freight route and popular passage from Alberta to the mountain escape.

## CURRENT TENANTS

DQ

IGA

CROWSNEST PASS
Naturally Remarkable

One Plant

co-operators

barBURRITO
fresh mexican grill

Domino's

petvalu

# POSSIBLE USES



Retail



Restaurant



Professional



Pharmacy



Medical



Fitness



Financial

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# PHASE 1 - AVAILABLE NOW

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.

LEASING NOW



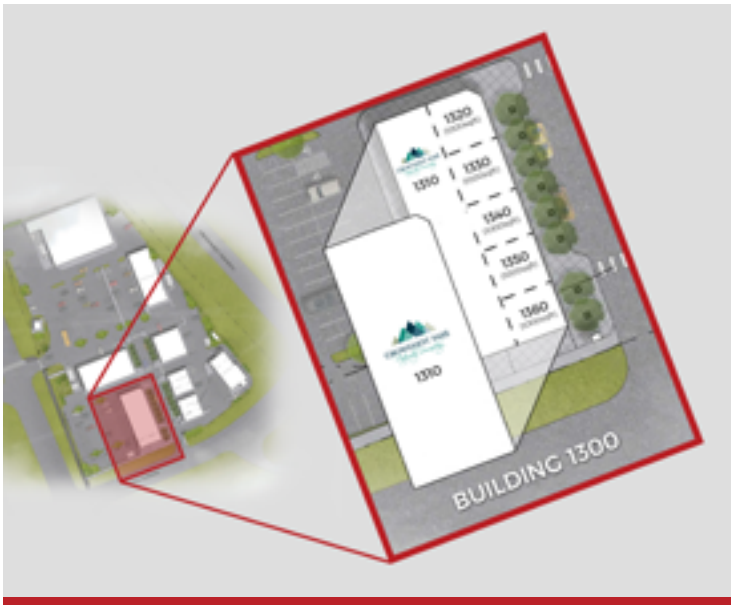

PHASE 1



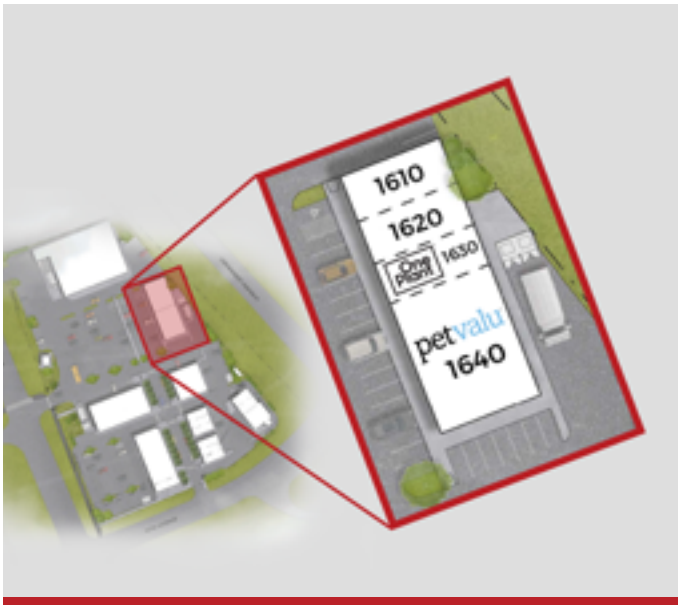
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# PHASE 2 - LEASING NOW

Buildings 1300 and 1600 are under construction, with commercial units expected to be available for lease in early 2027. Pre-leasing is now underway, with spaces filling quickly. Building 1300 will be shared with the Municipality of Crowsnest Pass. Unit sizes are flexible, with spaces available to combine or divide to suit your business needs. Contact us to discuss your requirements and current availability.




PHASE 2




PHASE 3



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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

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

BUILDING 1600

**1610-10509 20th Ave** - 1,152sqft
**1620-10509-20th Ave** - 1,144sqft

## FUTURE PHASES

BUILDING 1400 - 5,000-6,000sqft
BUILDING 1500 - 9,000-10,000sqft

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# LOCATION




Off Hwy 3




Near Popular Cities and Towns



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