

FOR LEASE

# BLACK GOLD PLAZA

4812 43A Ave, Leduc, AB



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Polaris  
Commercial



ROMI SARNA  
AND ASSOCIATES

# Welcome to Black Gold Plaza

**Romi Sarna & Associates**  
**Maxwell Polaris**

Brand new Contemporary Retail/Professional/Office CRU UNITS FOR LEASE. CSC ZONING (Commercial Shopping Centre) 2.8 Acre New Commercial Development. HIGH EXPOSURE SITE anchoring Black Gold Drive W/access from 48 Street & 43A Avenue. 5 Freestanding Buildings. MULTIPLE BAY SIZES. High Density Location. Close proximity to residential neighbourhoods and just opposite the Leduc Community Hospital. Population of 35,647 within a 5km radius with a 3% projected annual growth. Over 30,000 VPD. Lots of Parking, Pylon signage available.

COME JOIN OUR DAYCARE, TACO TIME, PIZZA, PHARMACY & MORE !

Possession ready Q4 2022.



Quick Access to 50th Street, Black Gold Drive & QE2.



Over 30,000 VPD.



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# Opportunity

<b>Lease Rates:</b>	Main floor starting at \$30 PSF. Second floor starting at \$20
<b>Municipal:</b>	PSF. 4812 43A Ave, Leduc, AB
<b>Legal:</b>	Plan 6348MC, Lot 4
<b>Zoning:</b>	<u>CSC (Commercial Shopping Centre)</u>
<b>Unit Sizes:</b>	Multiple Bay Sizes Available
<b>Operating Costs:</b>	Est. \$12 PSF / 2022
<b>Year Built:</b>	2022

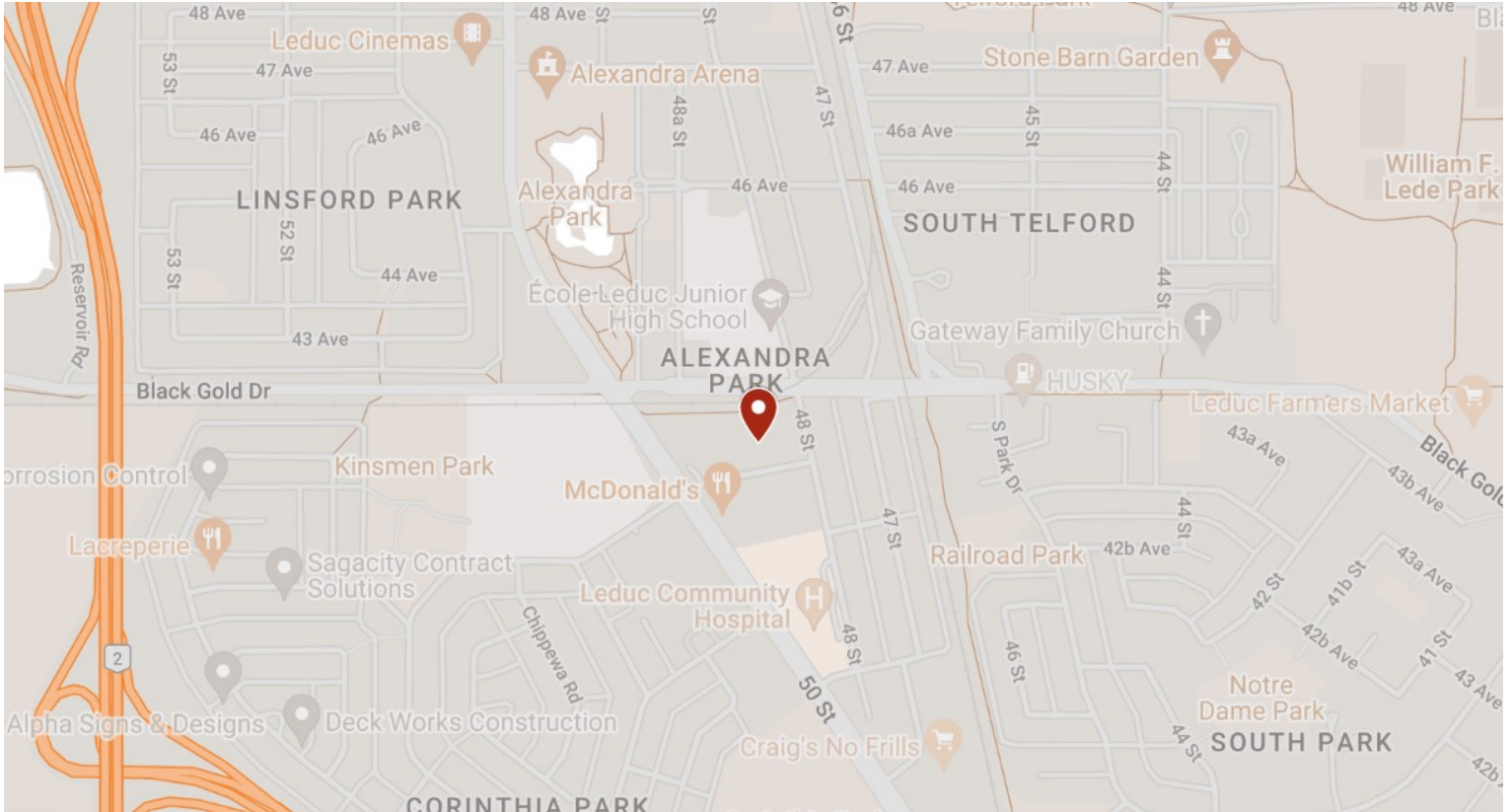


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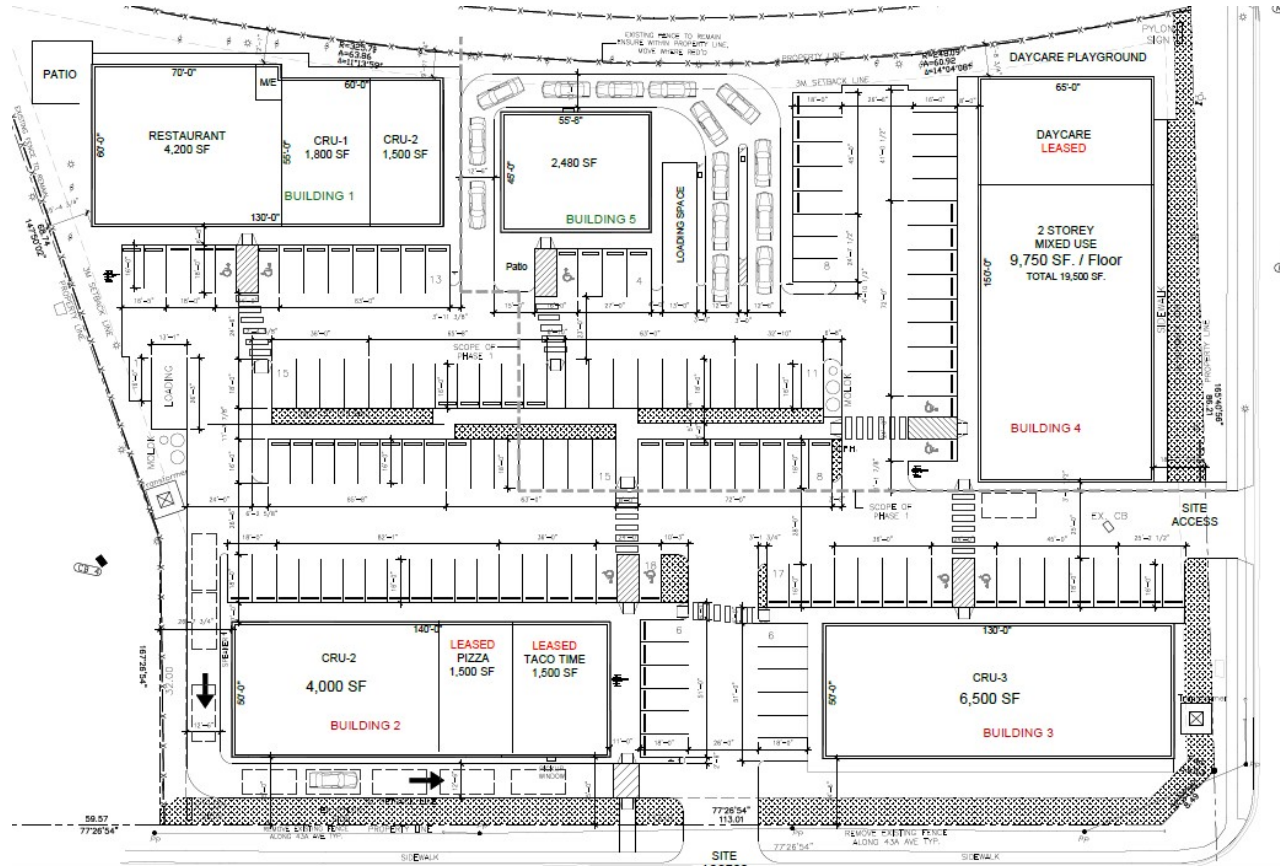
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# Site Plan



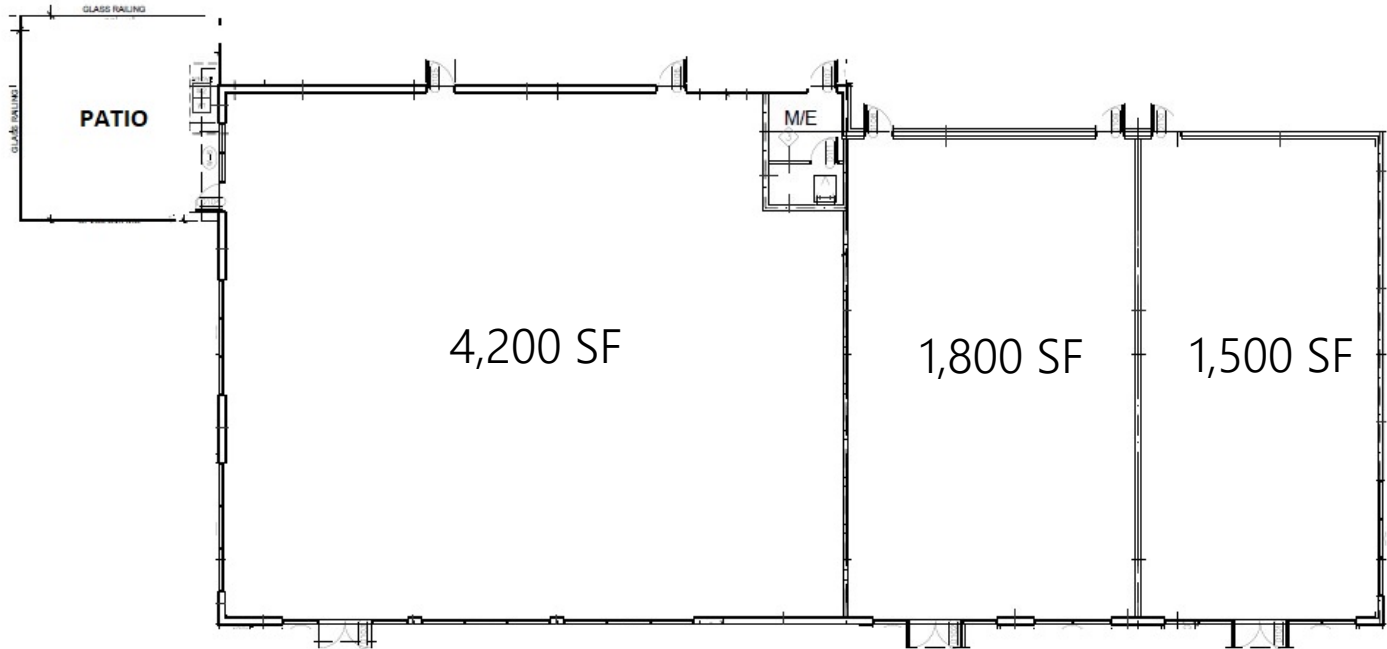
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# ■ Building 1 - Single Level



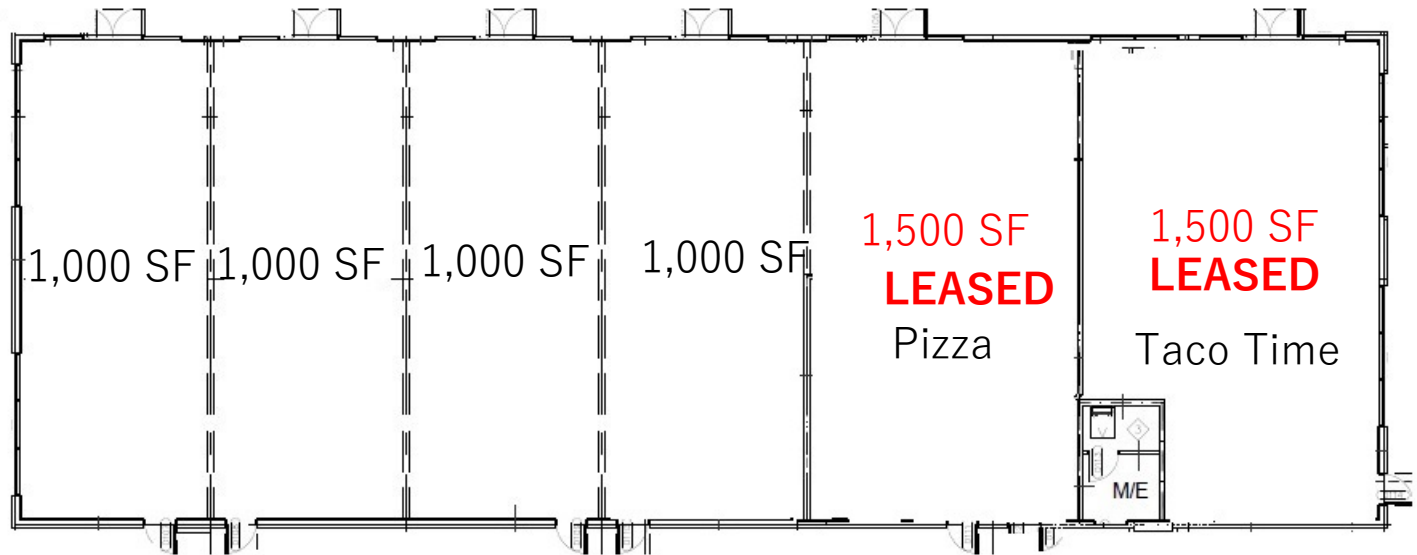
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# ■ Building 2 - Single Level

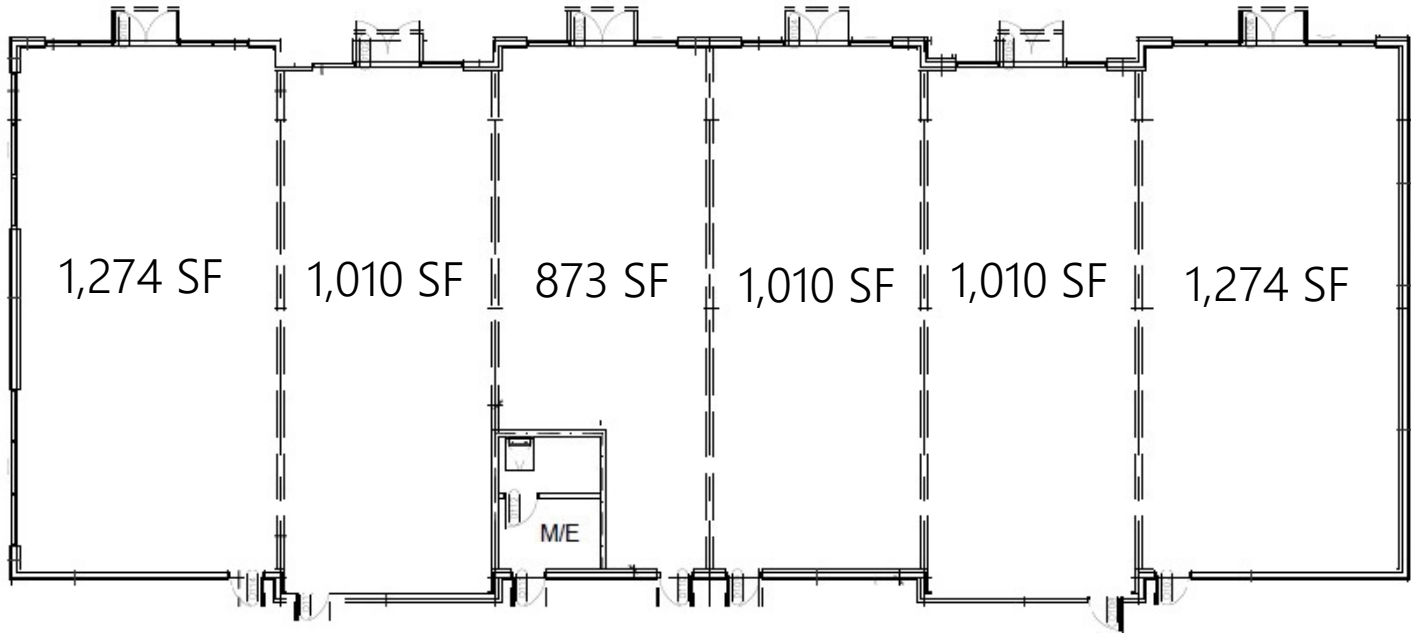


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# ■ Building 3 - Single Level



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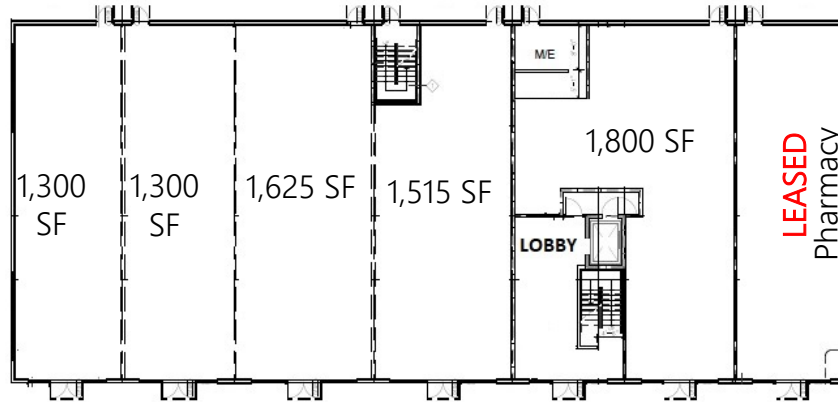


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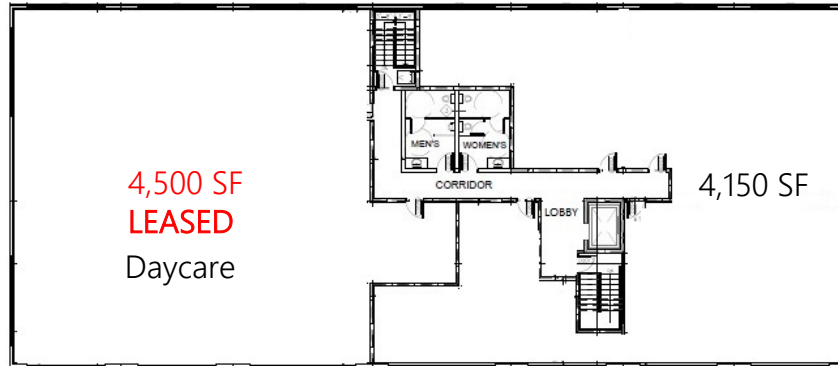


# ■ Building 4 - 2 Storey

## Main Floor



## Second Floor

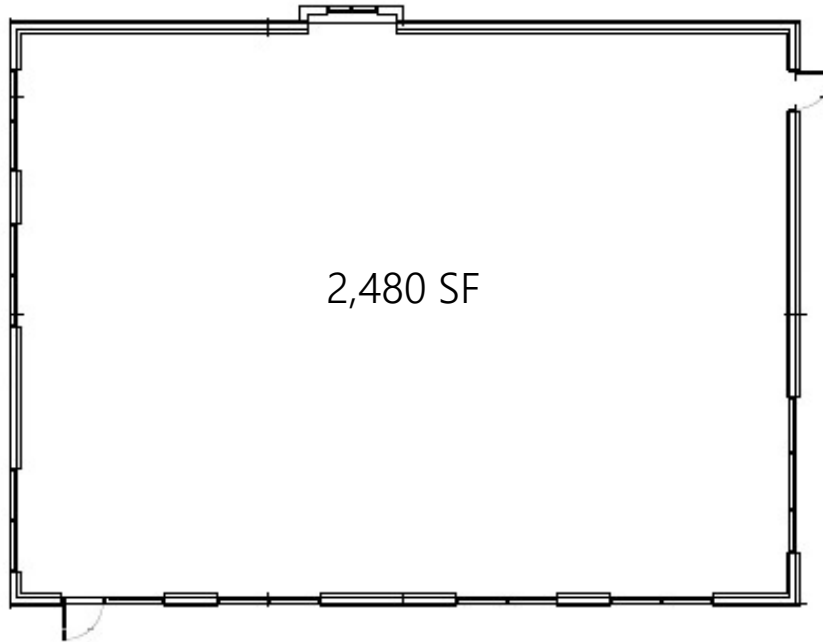


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# ■ Building 5 - Drive Thru



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