

real

**For Sale**

11001 20 Avenue | Blairmore, Alberta  
**Grocery-Anchored Regional Mall**

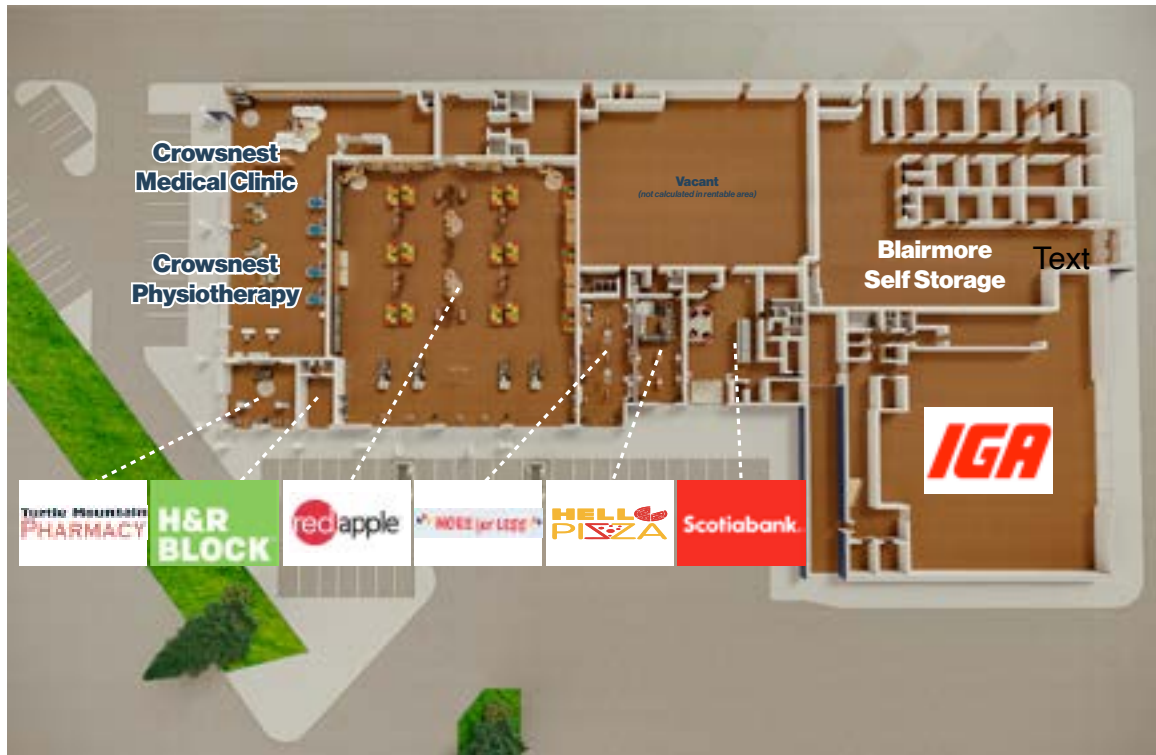
# Crowsnest Mall



**Paul Ramikie** ccim

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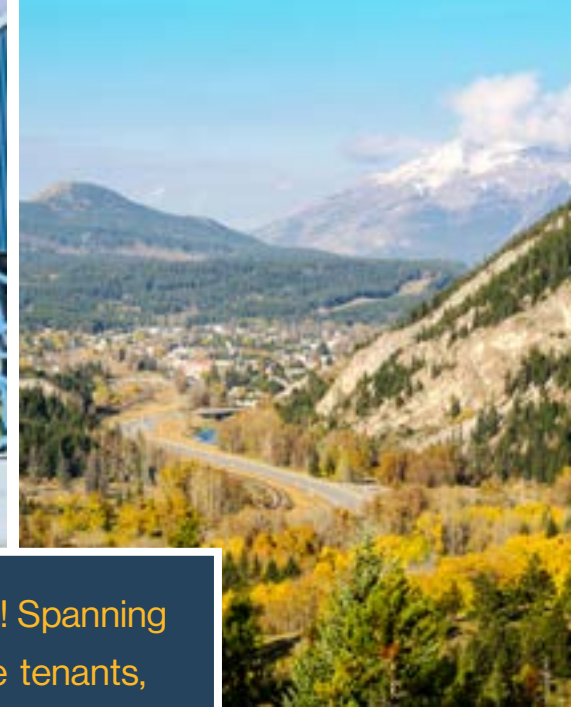


**\$132.24**  
PSF

**\$11.73**  
Avg. Net Rent PSF

|                     |                                 |
|---------------------|---------------------------------|
| Asking Price        | \$6,200,000.00                  |
| Tenancy             | Medical + Grocery Anchor        |
| Building Size       | (56,886 SF) Rentable: 46,866 SF |
| Land Size           | 5.79 acres                      |
| Vacancy             | 3.6%                            |
| Current NOI         | \$550,000.00                    |
| Parking             | 110 Stalls (2.35/1,000SF)       |
| Main Power          | 400 AMP                         |
| 2023 Tax Assessment | \$4,050,000.00                  |
| Zoning              | C3 - Comprehensive Commercial   |

- This property offers a strong cap rate.
- All nine units are secured with NNN leases.
- The property is anchored by IGA (Sobeys), a trusted and established grocery chain.
- Notable tenants include Bank of Nova Scotia, Red Apple, a medical clinic, and a pharmacy.
- It experiences heavy daytime traffic and is located less than 600 meters from Highway 3.
- The seller has completed some roof improvements.
- Originally built in 1976, the property was renovated in 1999.



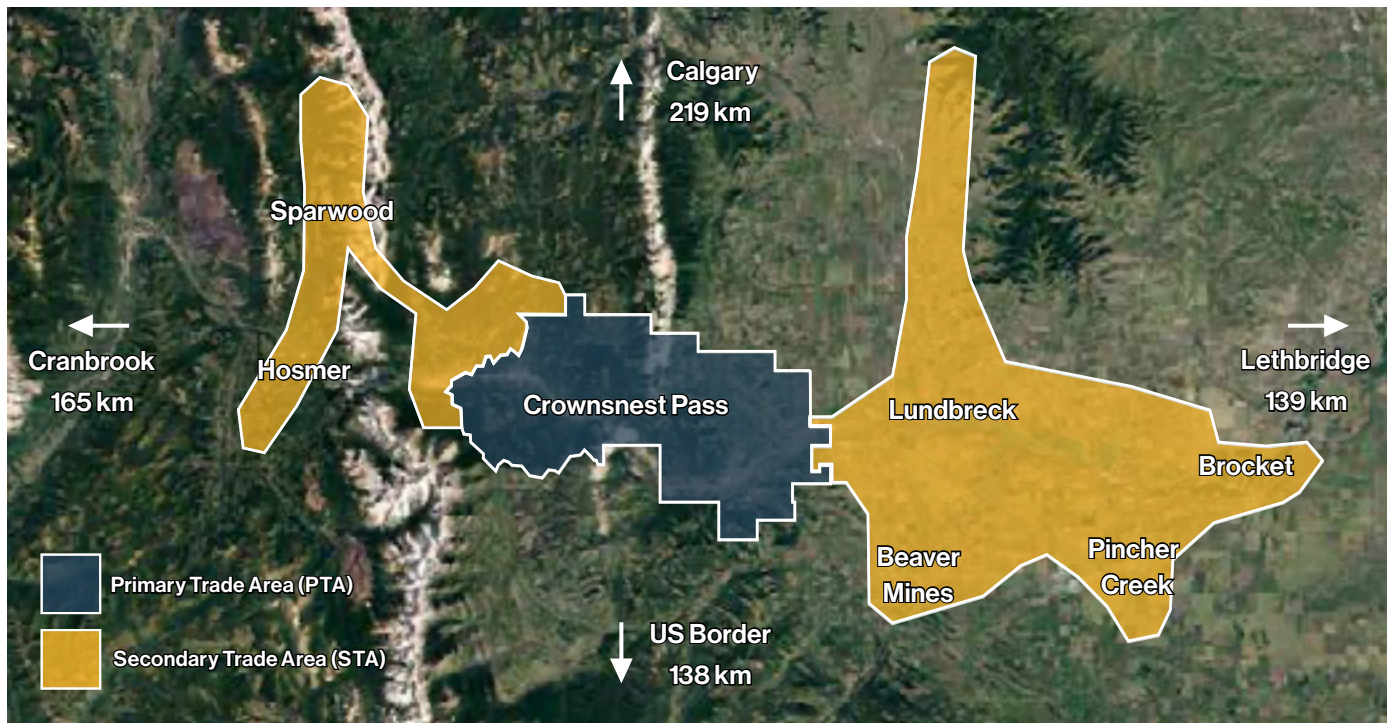
**Welcome to Crowsnest Mall,** Blairmore's premier shopping destination! Spanning 46,886 SF on 5.79 acres, this fully leased center features nine diverse tenants, 110 parking spaces, and future multifamily potential. More than just retail, it's a hub for commerce and community in Crowsnest Pass. Come shop, dine, and explore!



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| Trade Area              | Description                              | 2016          | 2024          | 2030          |
|-------------------------|------------------------------------------|---------------|---------------|---------------|
| <b>PTA</b> (Baseline)   | Crownsnest Pass without mining expansion | 6,803         | 7,106         | 7,343         |
| <b>PTA</b> (Mining)     | Crownsnest Pass with mining expansion    | 6,803         | 8,210         | 8,446         |
| <b>STA West</b>         | 30 minute drive West                     | 3,840         | 3,998         | 4,123         |
| <b>STA East</b>         | 30 minute drive East                     | 5,077         | 5,152         | 5,168         |
| <b>Total</b> (Baseline) |                                          | <b>15,720</b> | <b>16,256</b> | <b>16,634</b> |
| <b>Total</b> (Mining)   |                                          | <b>15,720</b> | <b>17,360</b> | <b>17,737</b> |

Thanks to its stunning mountain location, tourism plays a vital role in the economy of Crowsnest Pass, driving seasonal visitation and boosting demand for retail and commercial services in the area. Some of the most popular destinations within Crowsnest Pass include:

**Bellevue Underground Mine Tours**

9 Minutes Away  
9.3 km Drive

**Frank Slide Interpretive Centre**

8 Minutes Away  
7.3 km Drive

**Allison Cross Country Ski Trails**

14 Minutes Away  
12.8 km Drive

**Crowsnest Pass Golf Club**

5 Minutes Away  
3.0 km Drive

**Crowsnest Museum & Archives**

5 Minutes Away  
4.0 km Drive

**Chinook Lake**

18 Minutes Away  
15.2 km Drive

**Castle Mountain Resort**

41 Minutes Away  
58.2 km Drive

**Pass Powderkeg Ski Area**

8 Minutes Away  
4.8 km Drive

**Star Creek Falls**

11 Minutes Away  
7.6 km Drive

**Lundbreck Falls**

17 Minutes Away  
23.4 km Drive





# Thank you for your Interest

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