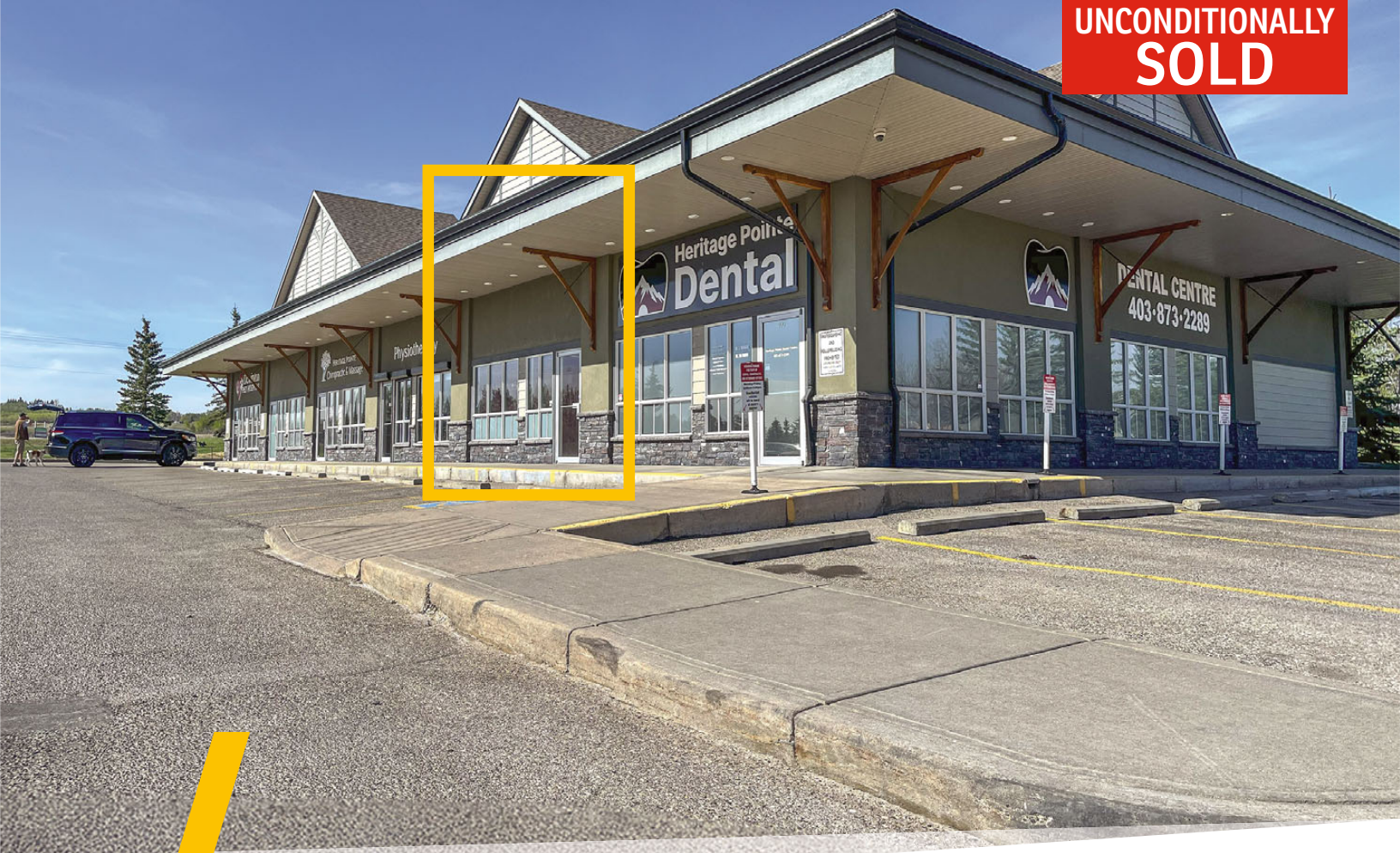


1,191 sf

Unit 410

UNCONDITIONALLY
SOLD

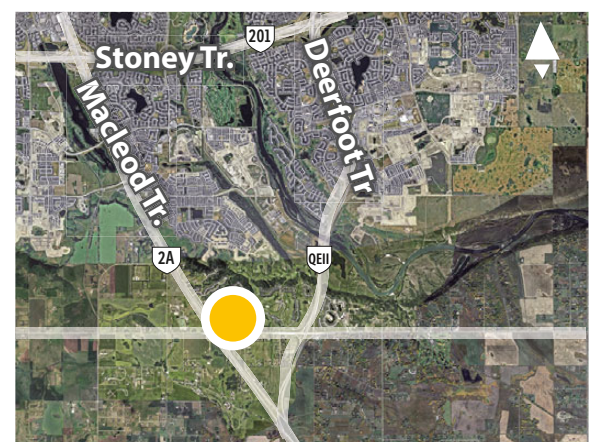


RETAIL UNIT FOR SALE

The Lake at Heritage Pointe Village Centre

410 Pine Creek Road, Heritage Pointe, AB

» Well established retail centre with strong tenant mix



Andrew Sherbut, VICE PRESIDENT, PARTNER

C: 403-607-1819

O: 403-290-0178

asherbut@barclaystreet.com

Myles Scheske, SR. ASSOCIATE

C: 403-968-9859

O: 403-290-0178

mscheske@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



PROPERTY INFORMATION

ADDRESS: 410 Pine Creek Road, Heritage Pointe, AB

LEGAL: Unit 2, Condominium Plan 0814372

ZONING: Direct Control District 11

YEAR BUILT: 2008

UNIT SIZE: 1,191 sq. ft.

CEILING HEIGHT: Approx. 10 ft. to u/s trusses (TBV)

UTILITIES: Gas, Water & Electrical

ELECTRICAL SERVICE: 200A (TBV)

HVAC: Rooftop unit

PARKING: Common

SIGNAGE: Front fascia by Tenant



TENANTS AT THE LAKE AT HERITAGE POINTE VILLAGE CENTRE

FINANCIAL INFORMATION

TAXES: \$7,595.03 (2025)

CONDO FEES: \$554/mo

PRICE: \$685,000 **U/S**



HERITAGE POINTE
MEDICAL CLINIC
& AESTHETICS



HERITAGE POINTE
Chiropractic
& Massage

PHARMASAVE



KIMMER
GAS STATION, CAR WASH, C-STORE



P A R K I N G





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LOCAL EXPERTISE MATTERS