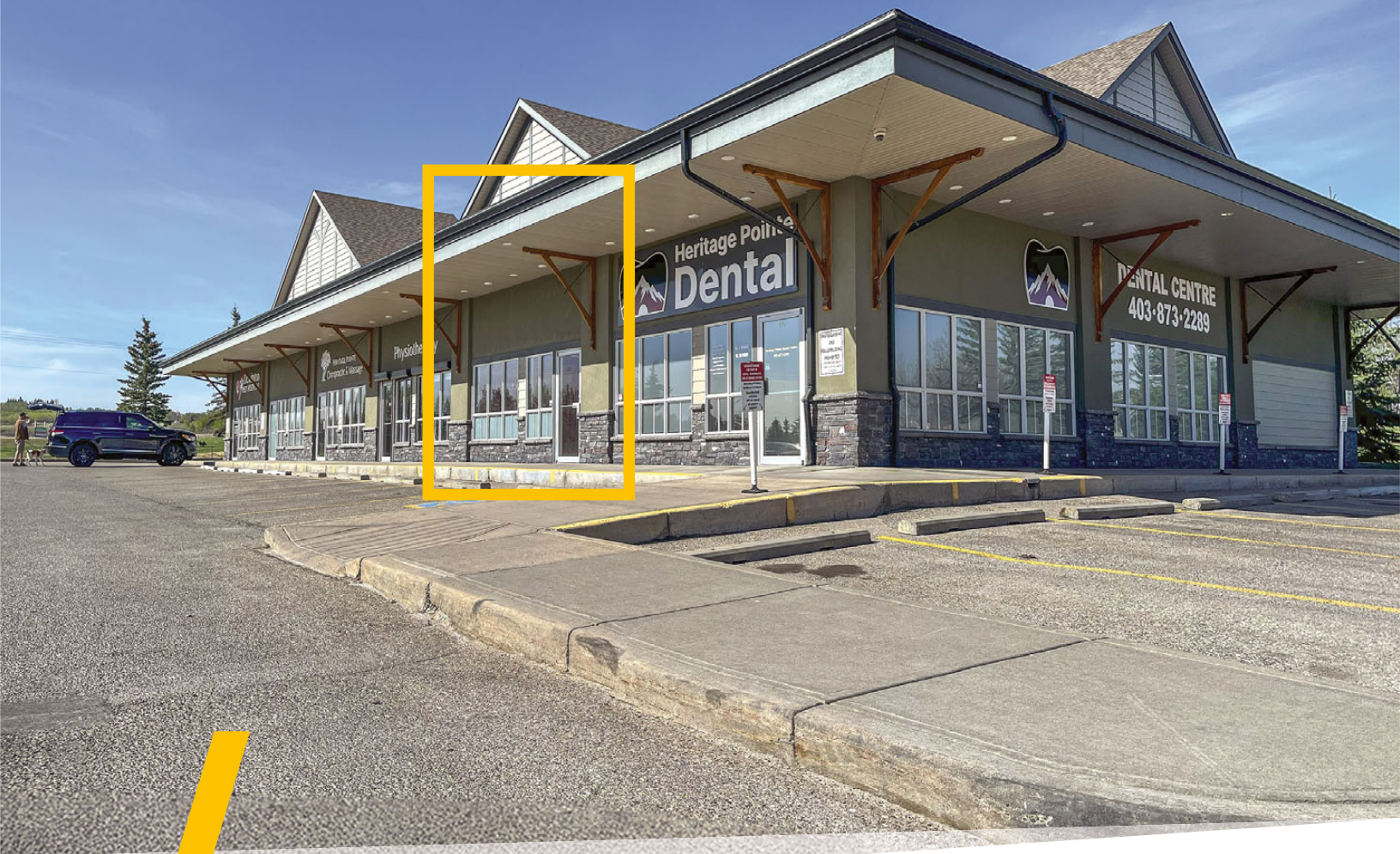


1,191 sf

Unit 410

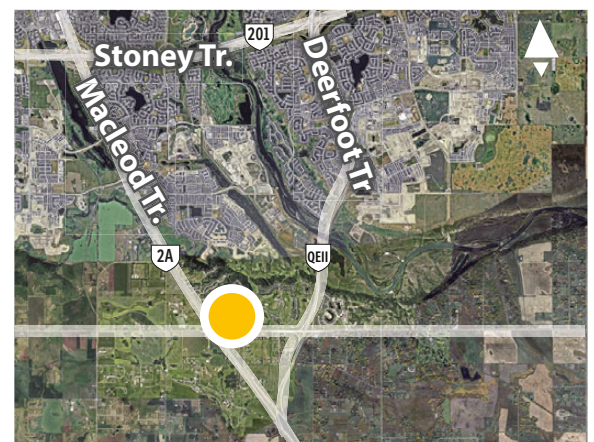


## RETAIL UNIT FOR SALE

### 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

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**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



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