

| WETASKIWIN QSR DRIVE THRU OPPORTUNITY |

4710 56 STREET | WETASKIWIN | AB

# RETAIL FOR SUBLEASE



## GAS ANCHORED QSR DRIVE THRU RETAIL BAY AVAILABLE

- 830 SF endcap available immediately
- Situated along the Highway 2A commercial corridor, the location provides exposure to over 7,800 vehicles per day
- Shared washroom with convenience store for customers and staff
- Join On the Run, Esso, Jiffy Lube & Busters Pizza
- Pylon sign opportunity available

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**Omada**  
COMMERCIAL

# RETAIL SPACE AVAILABLE FOR SUBLEASE

4710 56 STREET | WETASKIWIN | AB

Vacancy 830 SF  
Available Immediately  
Municipal 4710 56 Street, Wetaskiwin, AB  
Legal Plan 1123274, Block 1, Lot 4

Zoning C3 - Highway Commercial  
Gross rent Negotiable  
Signage Pylon & fascia

## SITE PLAN



 DRIVE THRU OPPORTUNITY

 HIGH VISIBILITY SITE

 AMPLE FRONT AND REAR PARKING ON SITE

[ 4710 56 STREET | WETASKIWIN | AB ]





# ENDCAP DRIVE THRU OPPORTUNITY

STRATEGICALLY SITUATED ALONG THE BUSTLING HIGHWAY 2A, LINKING WETASKIWIN TO LEDUC, THE PROPERTY ENJOYS PROMINENT VISIBILITY WITH OVER 7,800 VEHICLES PASSING BY DAILY.

Offering a distinctive advantage, businesses here can capitalize on the onsite gas anchor and the potential for a drive-thru. The locale further thrives amidst rapidly expanding residential neighborhoods, poised for significant growth in the next five years.





