I WETASKIWIN QSR DRIVE THRU OPPORTUNITY I

4710 56 STREET | WETASKIWIN I 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

BEN ASHWORTH

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OMADA COMMERCIAL 1400 Phipps-McKinnon Building 10020 101A Ave, Edmonton AB T5J 3G2



RETAIL SPACE AVAILABLE FOR SUBLEASE

4710 56 STREET | WETASKIWIN I AB

Vacancy 830 SF

Available Immediately

Municipal 4710 56 Street, Wetaskiwin, AB

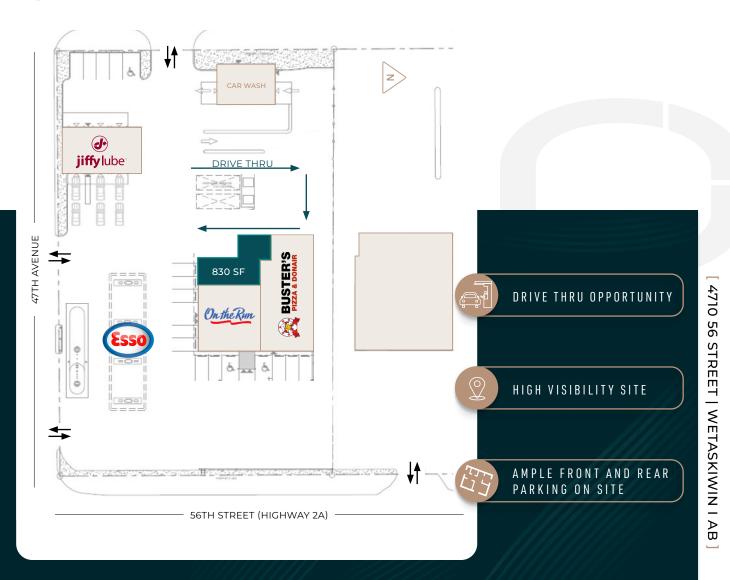
Legal Plan 1123274, Block 1, Lot 4

Zoning <u>C3 - Highway Commercial</u>

Gross rent Negotiable

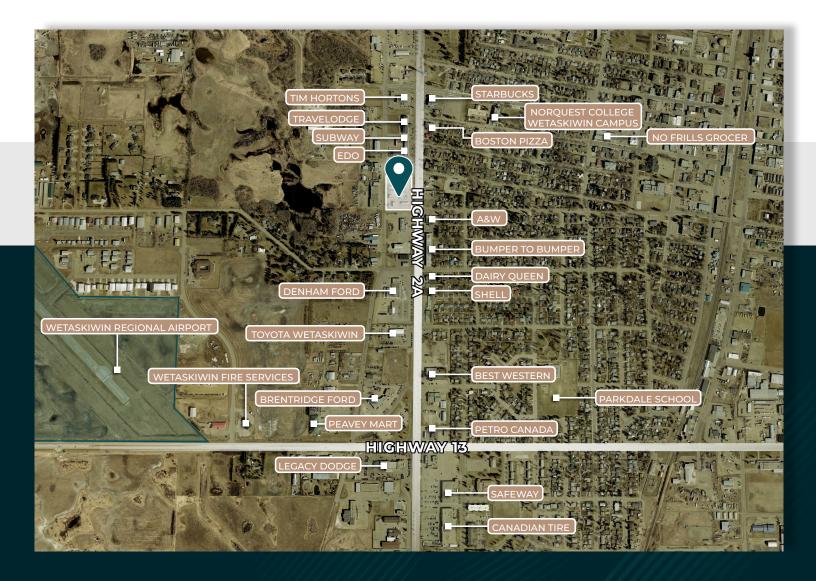
Signage Pylon & fascia

SITE PLAN



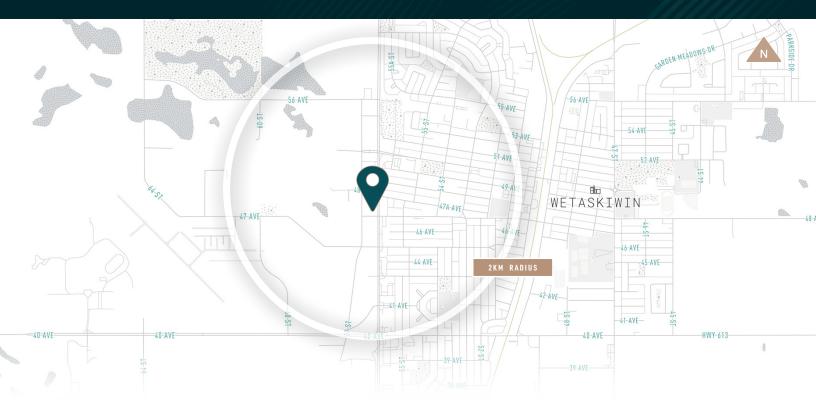


Offering a distinctive advantage, businesses here can capitalize on the onsite gas anchor and the potential for a drive-thru. The locale further thrives amidst rapidly expanding residential neighborhoods, poised for significant growth in the next five years.



IDEALLY SITUATED

4710 56 STREET | WETASKIWIN I AB



[AGE]

0-19 yrs = 24.2%

20-39 yrs = 24.5%

40-59 yrs = 24.1%

60 + yrs = 27.2%

[POPULATION]

8,762 residents

11,817 daytime population

[INCOME]

Average household income of \$83,228 27.4% of households earn \$60,000 to \$100,000

29.3% of households earn more than \$100,000

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