WHEATLAND PETRO CANADA

6 Durum Drive, Wheatland County, AB

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RETAIL FOR LEASE



- **Three Highway Commercial Leasing Opportunities Along Trans-Canada Highway 1, Including a Fixtured Drive-Thru QSR**
- **1,600 SF fixtured drive-thru quick-service restaurant**
- 1,605 SF up to 3,637 SF end-cap unit
- Prominent location along Trans-Canada Highway 1, approximately 30 minutes east of Calgary
- Highway corridor connecting Calgary and Medicine Hat; suitable for food service, retail and highway-oriented uses
- Other tenants include Petro Canada, C-Square Convenience, and Chester's Chicken

PROPERTY FEATURES

VACANCY

1,600 SF	Fixtured Drive-Thru QSR	
1,605 SF	End-Cap Space	Option to Combine
2,032 SF	In line Space	

Available	Immediately
Municipal	6 Durum Drive, Wheatland County, AB
Legal	Plan 1011307; Block 1; Lot 2
Zoning	To Be Confirmed
Basic Rent	Ask Agent
Op. Costs	$12 PSF
Utilities	Shared
Parking	Ample surface parking

TRANS-CANADA
HIGHWAY 1 EXPOSURE

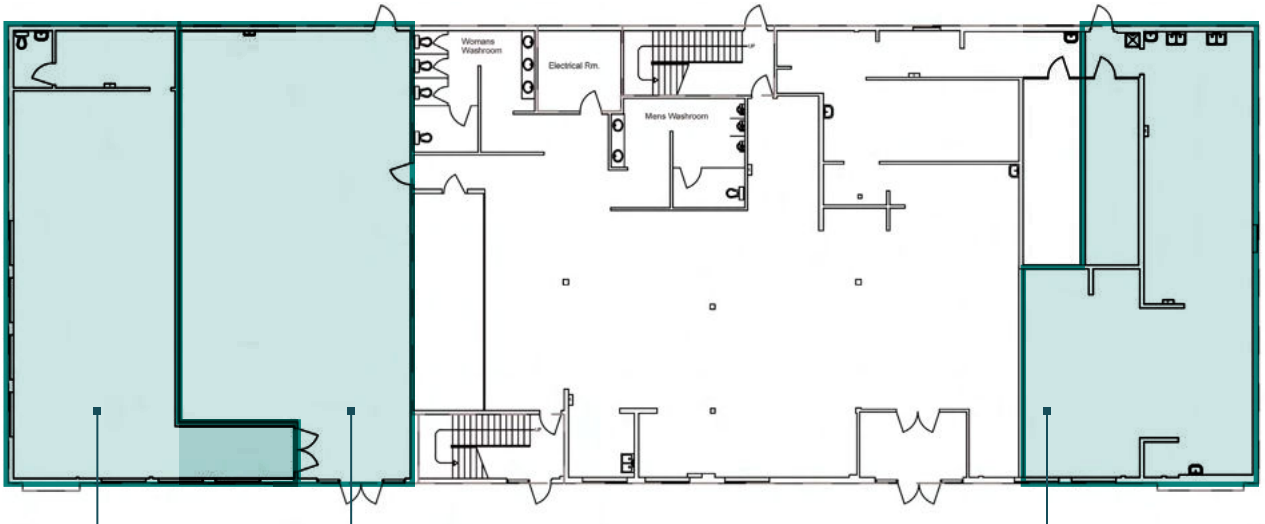
FIXTURED
DRIVE-THRU QSR

HIGH TRAFFIC GAS AND
CONVENIENCE LOCATION

FLOOR PLAN

N

TRANS-CANADA HIGHWAY
15,760 VPD



1,605 SF
END CAP SPACE

2,032 SF
IN LINE SPACE

1,600 SF
FIXTURED DRIVE-THRU QSR

MARKET INSIGHT

Wheatland Petro Canada offers three highway commercial leasing opportunities along the Trans-Canada Highway 1 corridor, approximately 30 minutes east of Calgary on the route toward Medicine Hat. The development is anchored by Petro-Canada, with other on-site tenants including C-Square Convenience and Chester's Chicken, creating a complementary mix of fuel, convenience and food-service offerings.

Available premises include a 1,600 SF fixtured quick-service restaurant with drive-thru, a 1,605 SF end-cap unit and a 2,032 SF unit. The latter two units may be combined to accommodate approximately 3,637 SF. The property offers opportunities for food-service, retail and highway-oriented operators seeking exposure to regional and through traffic.



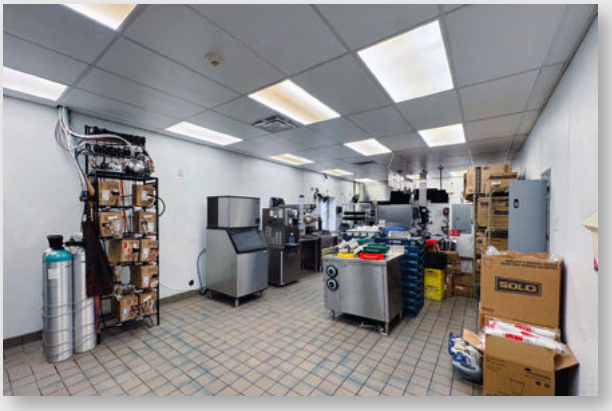


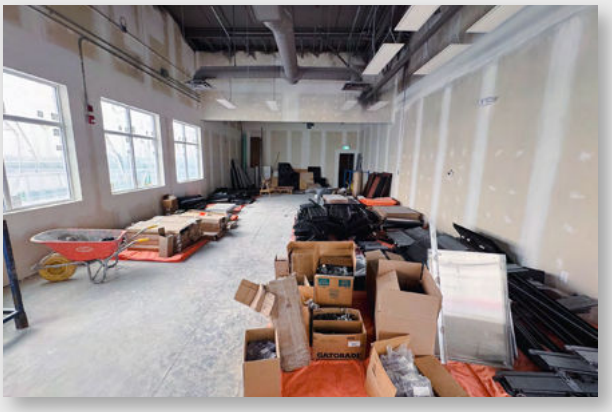






SPACE OVERVIEW











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