

Ardrossan Gas Station Site

±1,200 - ±5,224 Sq. Ft. Available

22279 AB-16,
Ardrossan, Alberta T8E 2M4

Gas & Convenience Store Anchored | Available for Possession by Q4 2026



Up to 5,224 SF Available

CRU 3
±1,876 SF

CRU 2
±1,674 SF

CRU 1
±1,674 SF

Future
Convenience Store

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

Tempo
Gas - Diesel
Restaurant
Food Store

NOW
OPEN

Ardrossan Gas Station Site

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Ardrossan Gas Station Site

- Highway convenience drive-thru opportunity available
- Estimated 41,127 vehicles per day with direct access off Yellowhead Highway (Highway 16)
- Perfect opportunity for quick service restaurants
- 7.5 km (8 min drive) to Sherwood Park
- New arena facility in Cambrian (8 min drive) is expected to have four sheets of ice and seating for up to 3,500 people for concerts

Property Details

Address 22270 AB-16, Ardrossan, Alberta T8E 2M4

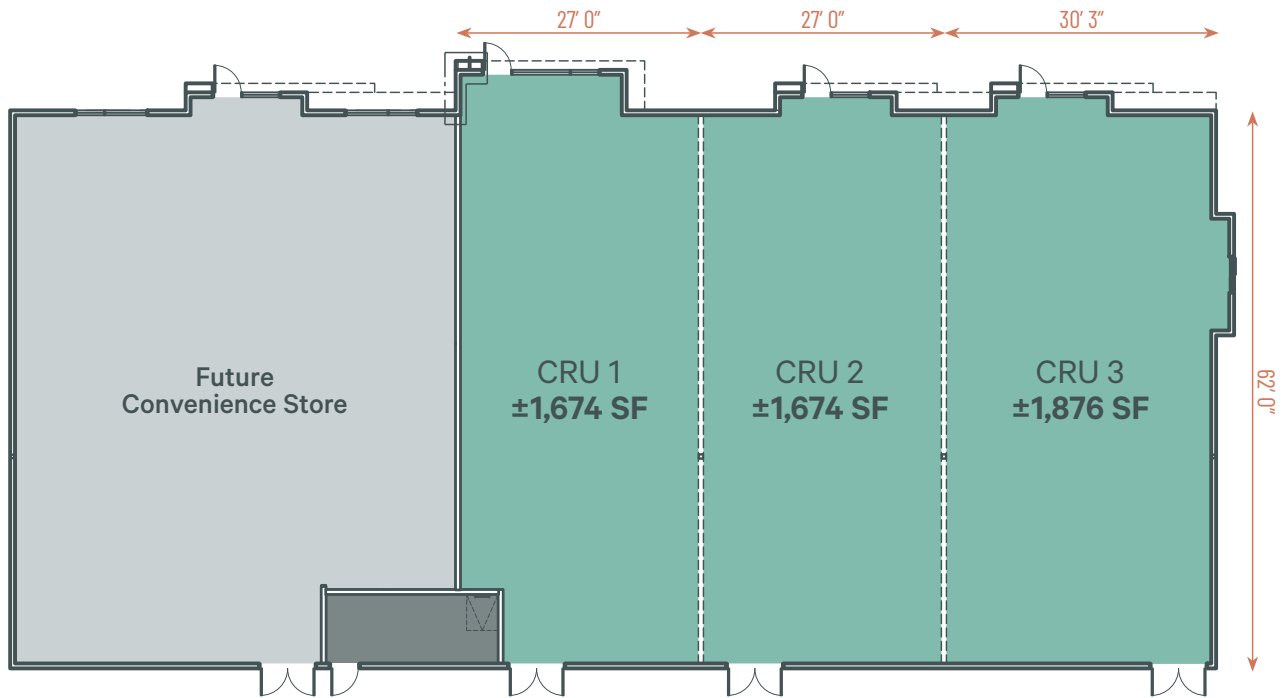
Available Area
CRU 1: ±1,674 Sq. Ft. (flexible demising)
CRU 2: ±1,674 Sq. Ft. (flexible demising)
CRU 3: ±1,876 Sq. Ft. (flexible demising)
Contiguous: ±5,224 Sq. Ft. (CRUs 1 + 2 +3)

Parking On-Site Scramble

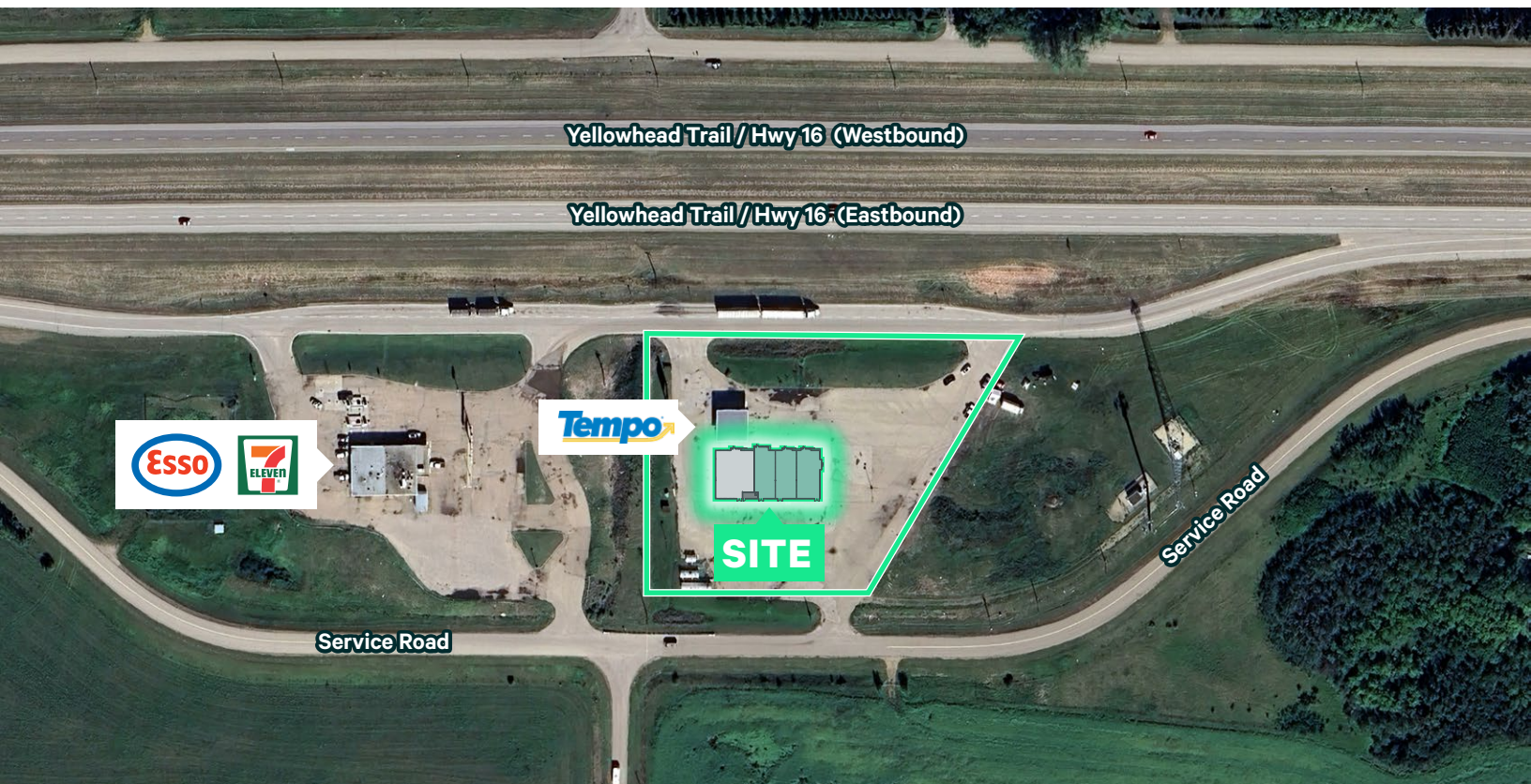
Additional Rent (2026 Est.) TBD

Lease Rate Market

Available Possession Q4 2026

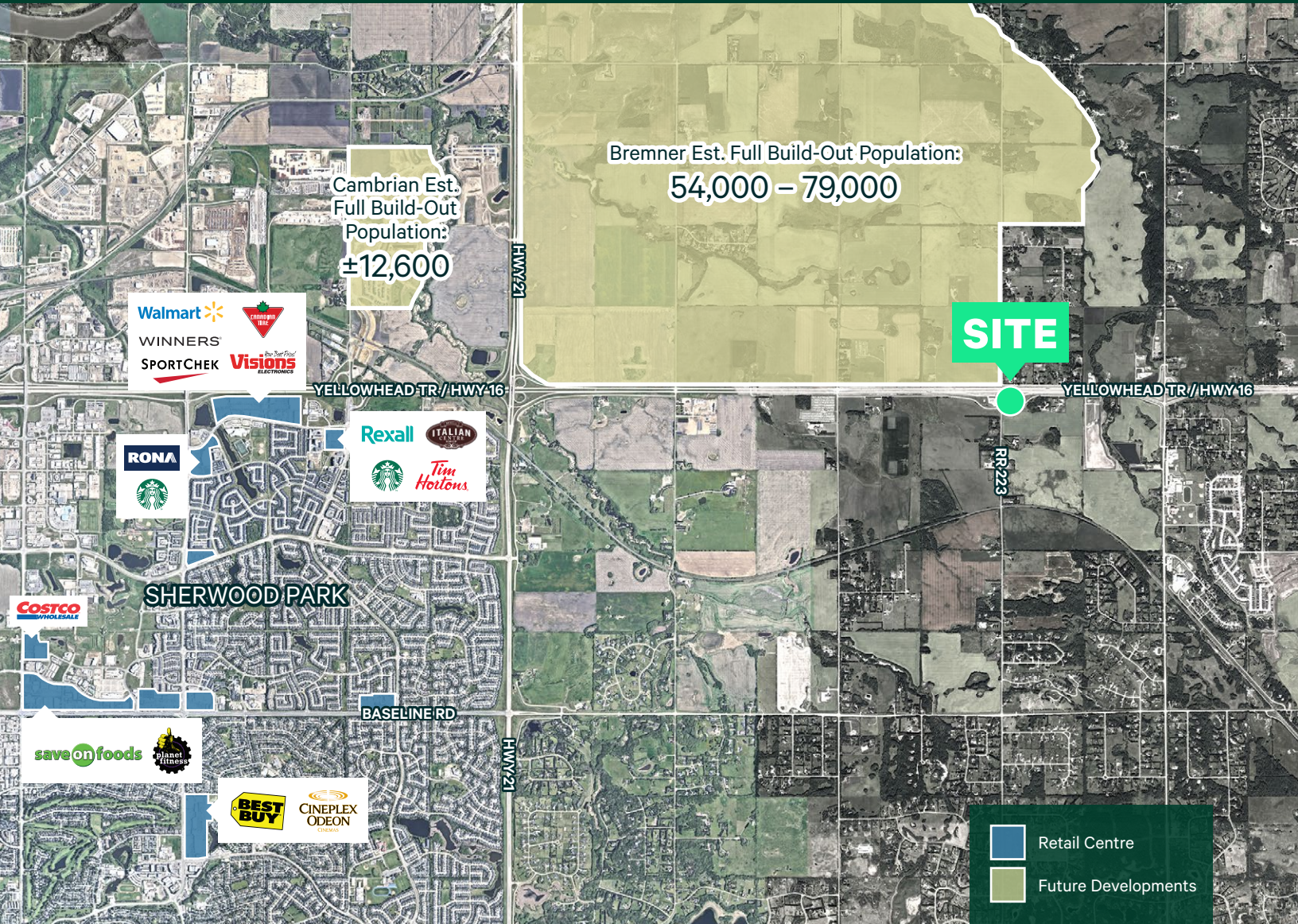


Bay Size Demising is Flexible



20,960 Vehicles Per Day
Along Yellowhead Tr. (Westbound)

20,167 Vehicles Per Day
Along Yellowhead Tr. (Eastbound)



Contact Us

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