

FOR LEASE

 **CUSHMAN &
WAKEFIELD**
Edmonton

ONLY ONE BAY REMAINING



WESTWINDS SHOPPING CENTRE

Highway 36 & Highway 3, Taber, AB

FIREHOUSE SUBS, BARBURRITO & EDO JAPAN NOW OPEN

JOIN WALMART, TIM HORTONS, & BOSTON PIZZA

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

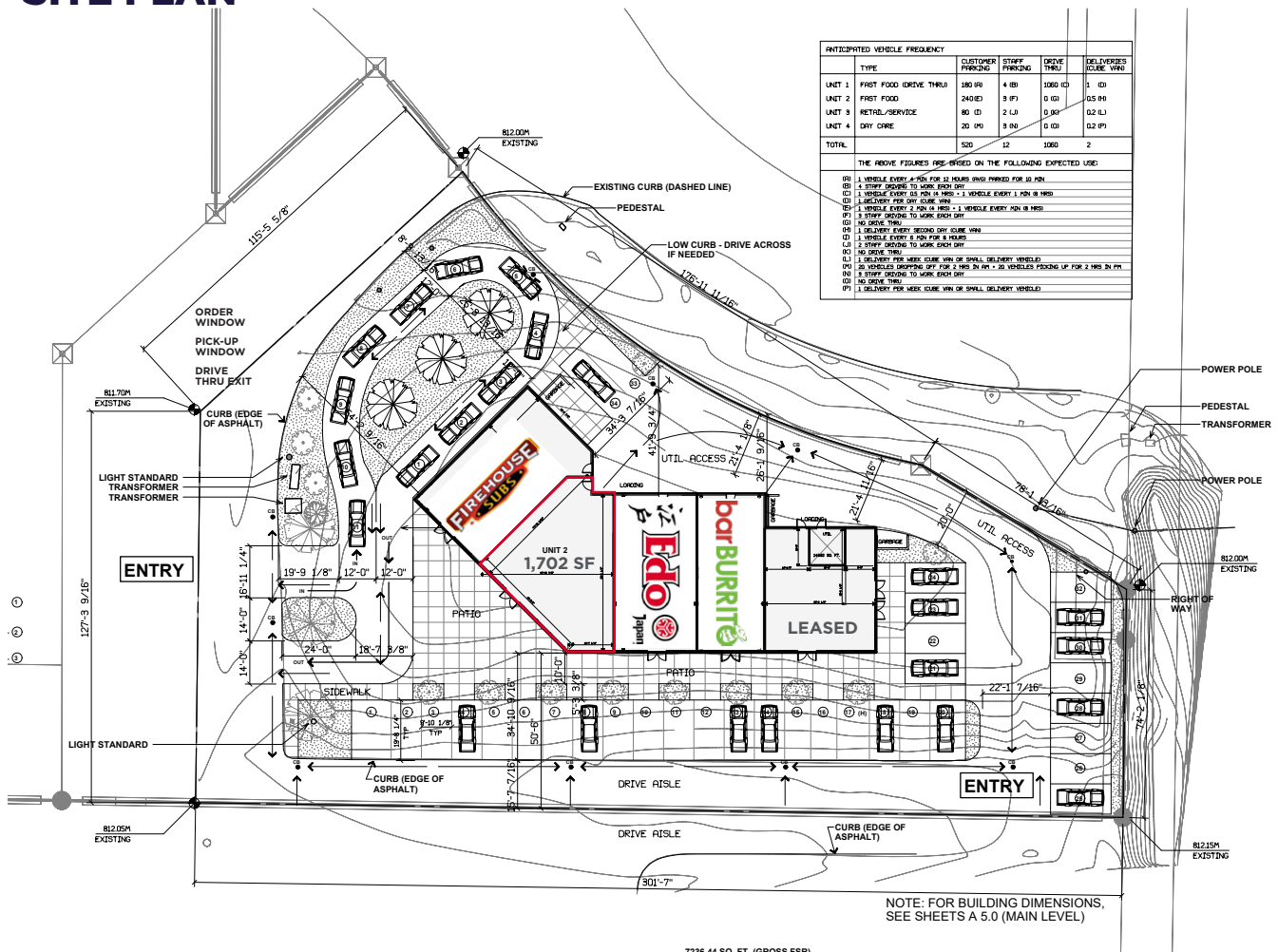
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David Cooney
Partner
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PROPERTY HIGHLIGHTS

- **ONLY ONE BAY REMAINING:** 1,702 SF
- Join our newest tenants: **FIREHOUSE SUBS**, **江戸 Edo Japan** & **barBURRITO**
- Well positioned to take advantage of exposure to Highway 3 and Highway 36 (11,720 VPD). Main highway access to Taber through the Intersection of Highway 3 is 9,400 VPD (2024)
- Population of Taber over 10,731 people (2024)
- Immediate retail draws includes Walmart, Tim Hortons, Boston Pizza, Dollar Giant, Sugar Town Spirits, Coop Gas Bar, Dairy Queen and Wendy's
- Immediate possession
- Operating Costs: \$11.52 per SF (estimated for 2026)

SITE PLAN



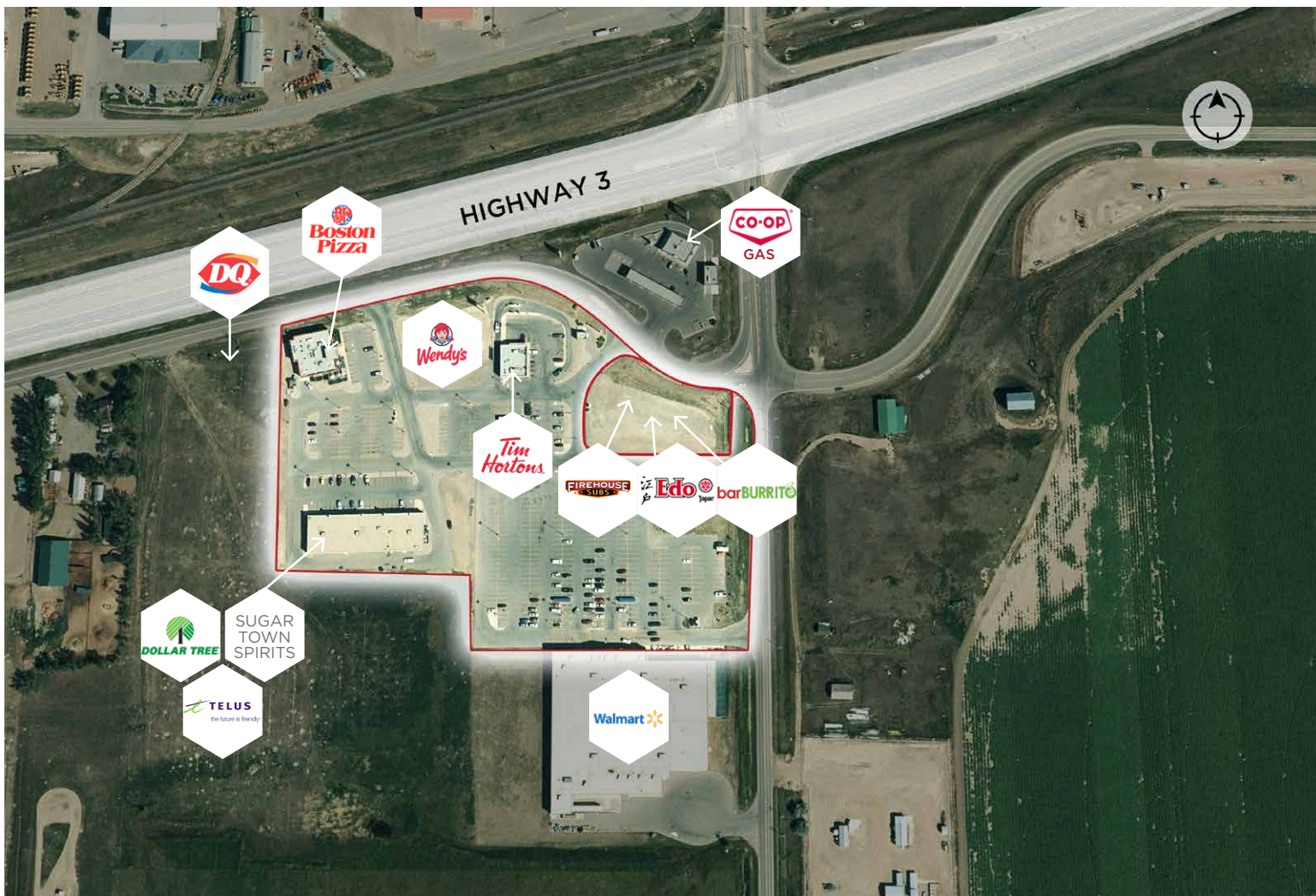
PROPERTY PHOTOS



JOIN TIM HORTONS AND BOSTON PIZZA



AERIALS



KEEP IN TOUCH



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