

**AVISON
YOUNG**



Retail / Medical For Lease
3725 56 Street
Wetaskiwin, AB



Wetaskiwin Mall

New Anchor Tenant - JYSK NOW OPEN!

Join The Brick, Sport Chek, Giant Tiger, Dollar Tree, Warehouse One and other prominent retailers in Wetaskiwin's major interior mall. Exterior and interior opportunities are currently available.

Now leasing Wetaskiwin's newest retail building, featuring Firehouse Subs and Church's Chicken!



Get more information

Ben Volorney
Principal
780.909.5810
ben.volorney@avisonyoung.com

Ben Snider
Senior Associate
780.915.8417
ben.snider@avisonyoung.com

avisonyoung.com



Gateway to the South

Wetaskiwin Mall is a major regional shopping centre with exceptional exposure to Highway 2A and convenient access from the surrounding townships. The primary trade area extends north and south along Highway 2A to capture a population base just over 93,000 people. Currently undergoing numerous significant mechanical and design renovations, Wetaskiwin Mall is being repositioned as a retail, service and medical destination for the trade area.

New CRU Building



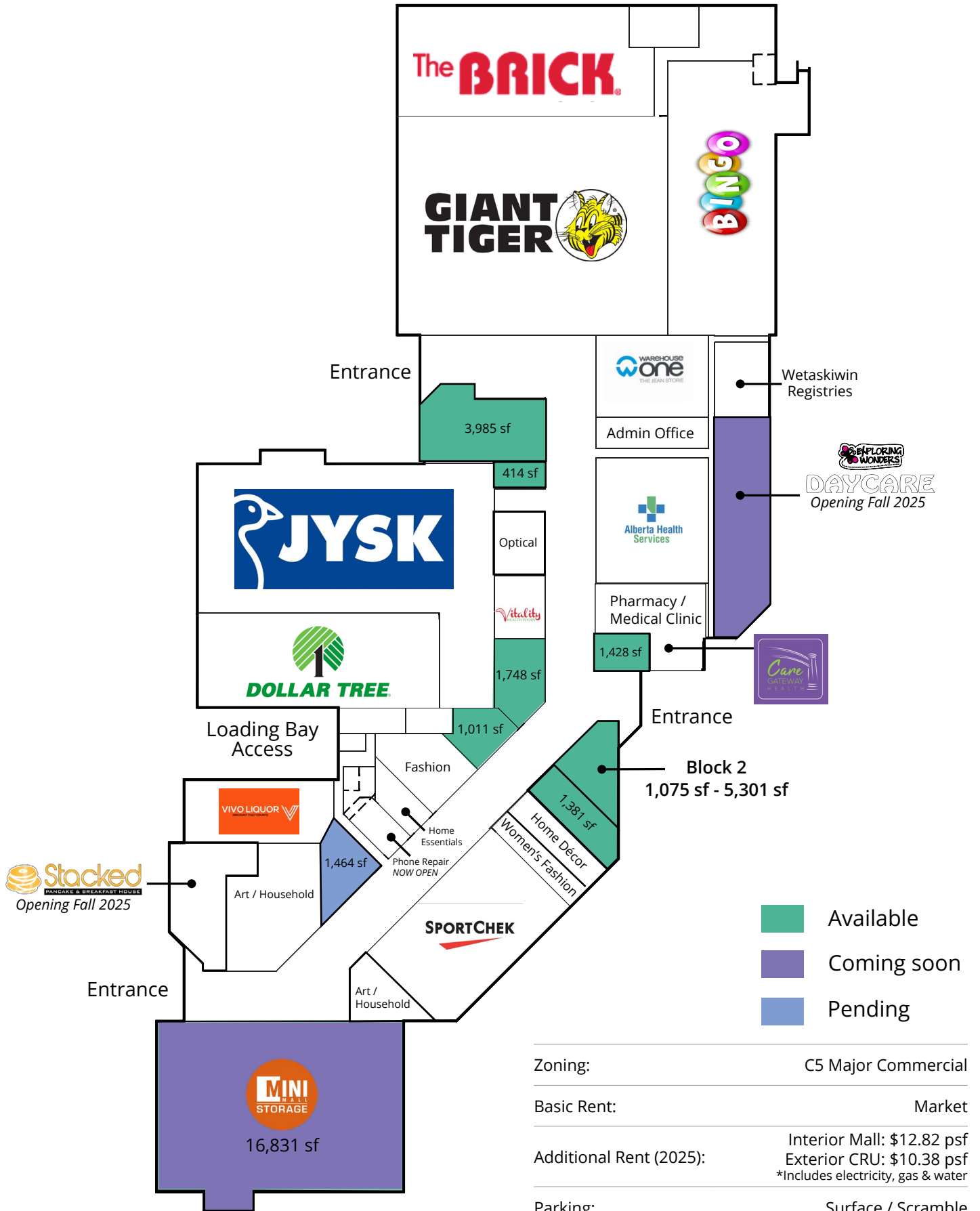
From
414 sf -
5,301 sf
available



Site Plan | Wetaskiwin Mall



37A Avenue



36 Avenue

Zoning: C5 Major Commercial

Basic Rent: Market

Additional Rent (2025): Interior Mall: \$12.82 psf
Exterior CRU: \$10.38 psf
*Includes electricity, gas & water

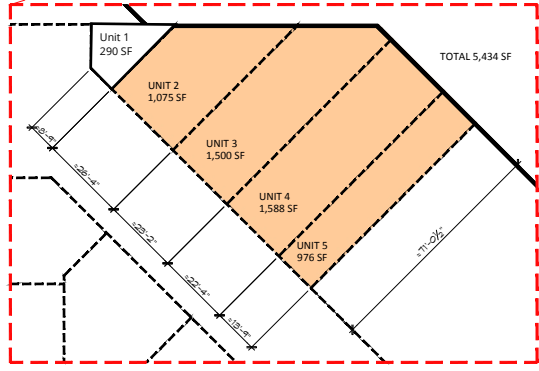
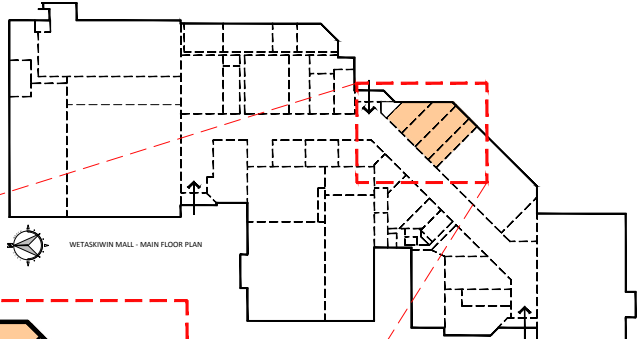
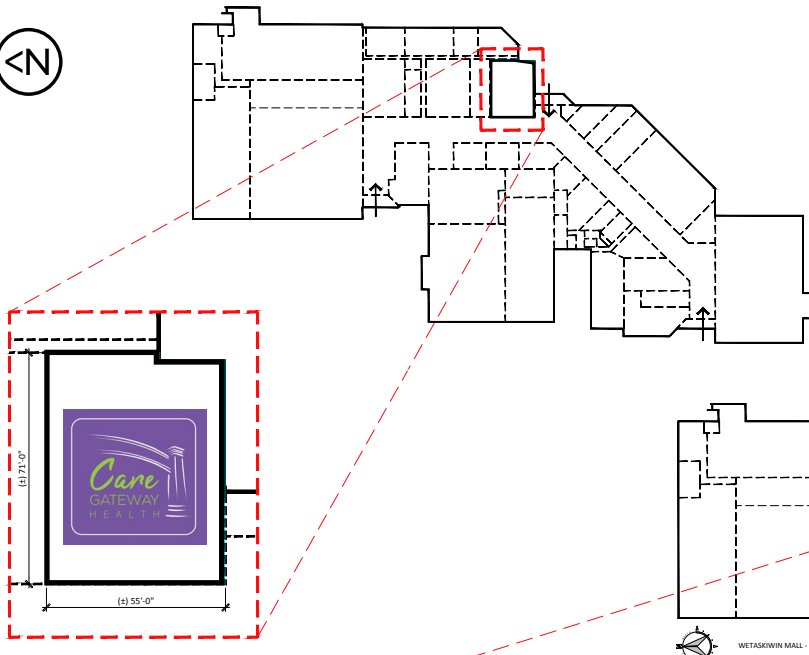
Parking: Surface / Scramble



Block Details

Block 1: LEASED

Care Gateway Pharmacy & Medical Clinic NOW OPEN

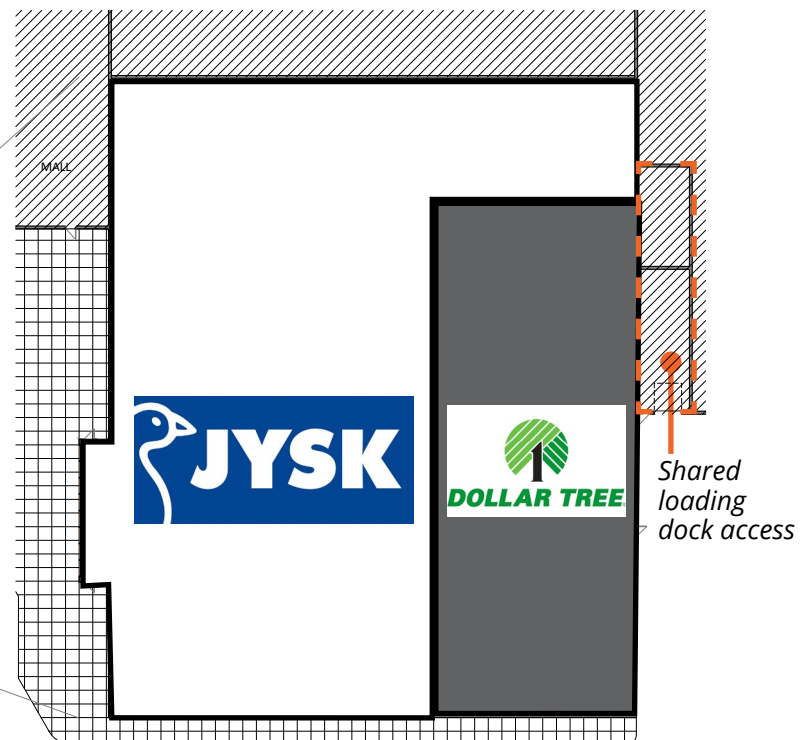
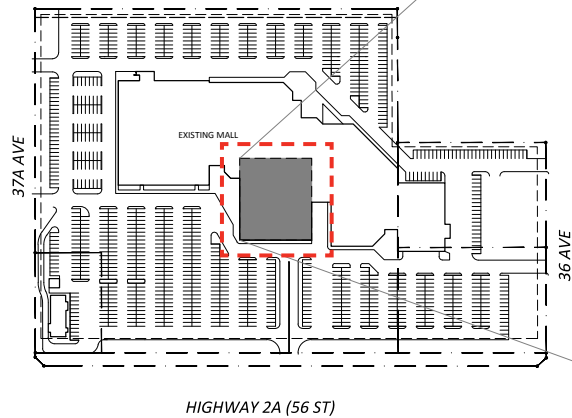


Block 2:
1,075 sf - 5,301 sf

Ideal Uses:
Apparel, Fitness,
Medical, Office

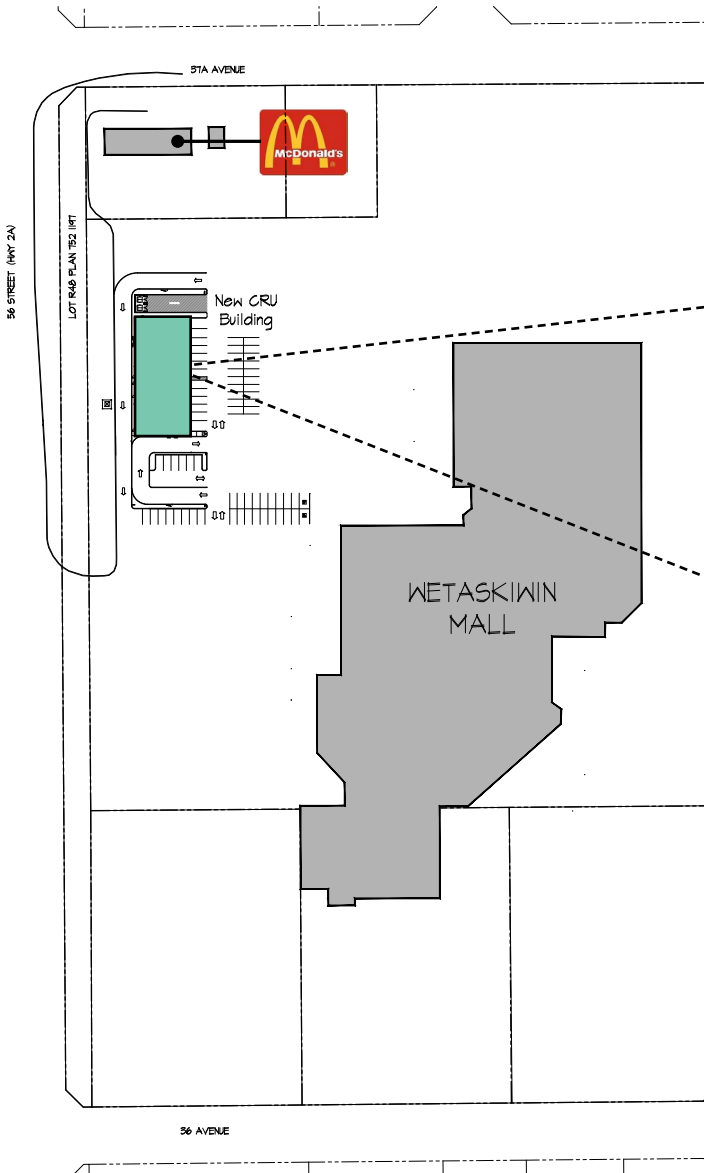
Block 3: LEASED

JYSK Now Open

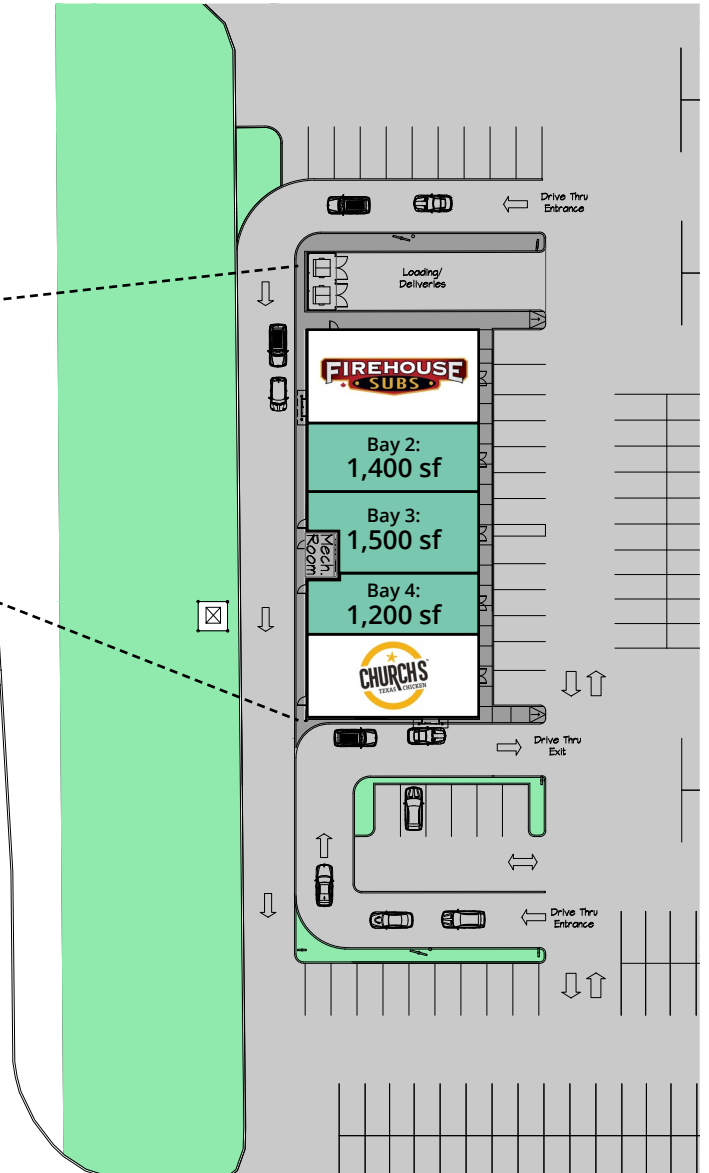


Proposed CRU Development

Wetaskiwin Mall, Wetaskiwin, AB



Proposed CRU Development



Development Details

Timing: Targeted possession Q4 2025

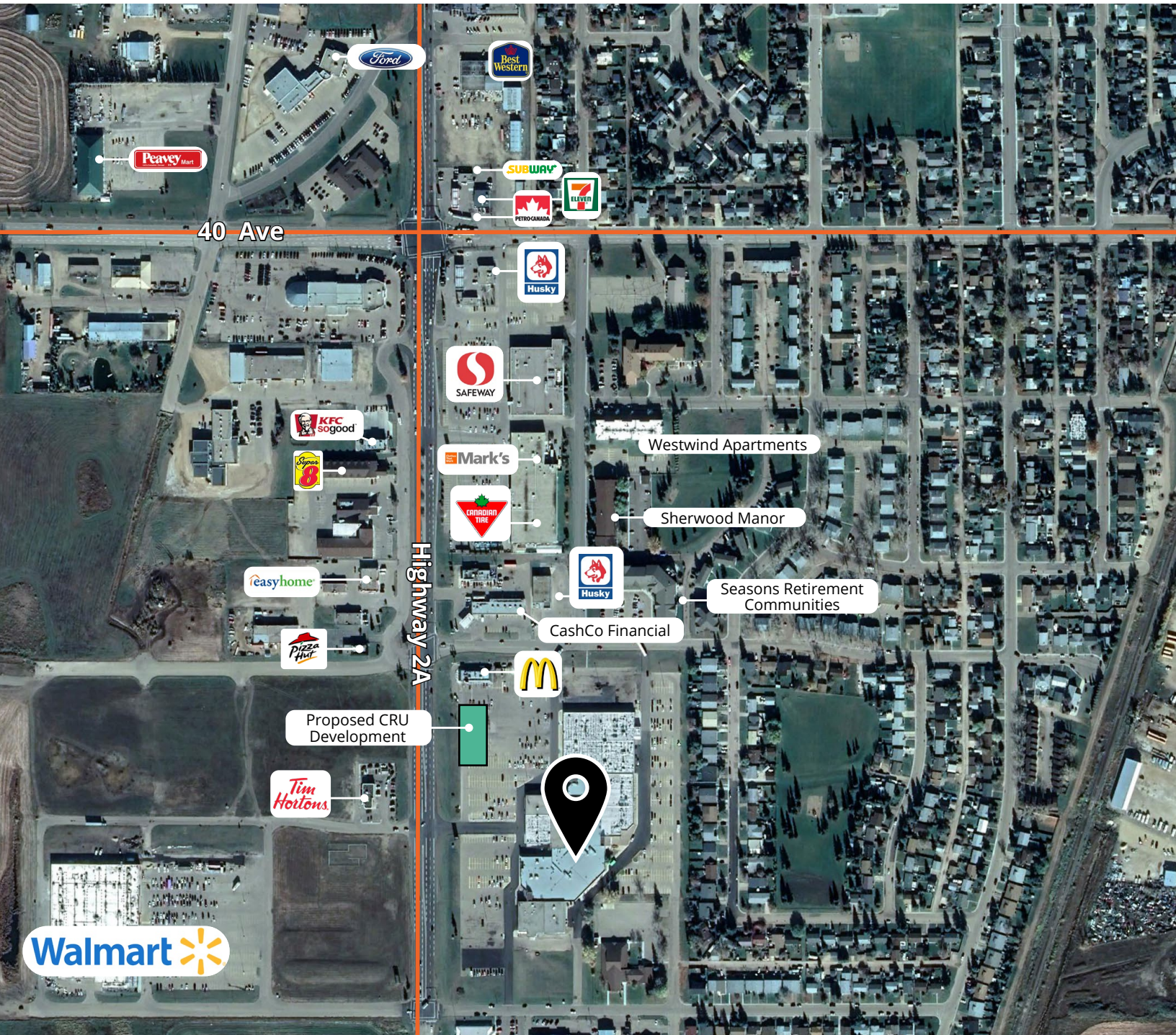
Bay Sizes: Starting at 1,200 sf

Basic Rent: Market

Additional Rent (2025): Exterior CRU: \$10.38 psf

Location Overview

Wetaskiwin Mall, Wetaskiwin, AB



Optimal Location


Economic success and prosperity, especially for Wetaskiwin’s local businesses - is a top priority. As such, they have moved away from the traditional Economic Development approach and are prioritizing grassroots development to revitalize the community. The city of Wetaskiwin is focused on small businesses, entrepreneurs, local events, and fostering a sense of civic pride and belonging.

If you’re looking to invest in Wetaskiwin, you’re not alone! Over 700 businesses are proud to call Wetaskiwin home, and the proximity to road, rail, and air transportation routes are very advantageous.

 **\$90,000**
Median Family Income
(Statistic Canada 2020)

 **93,637**
Secondary Trading Area Population
(wetaskiwin.ca)

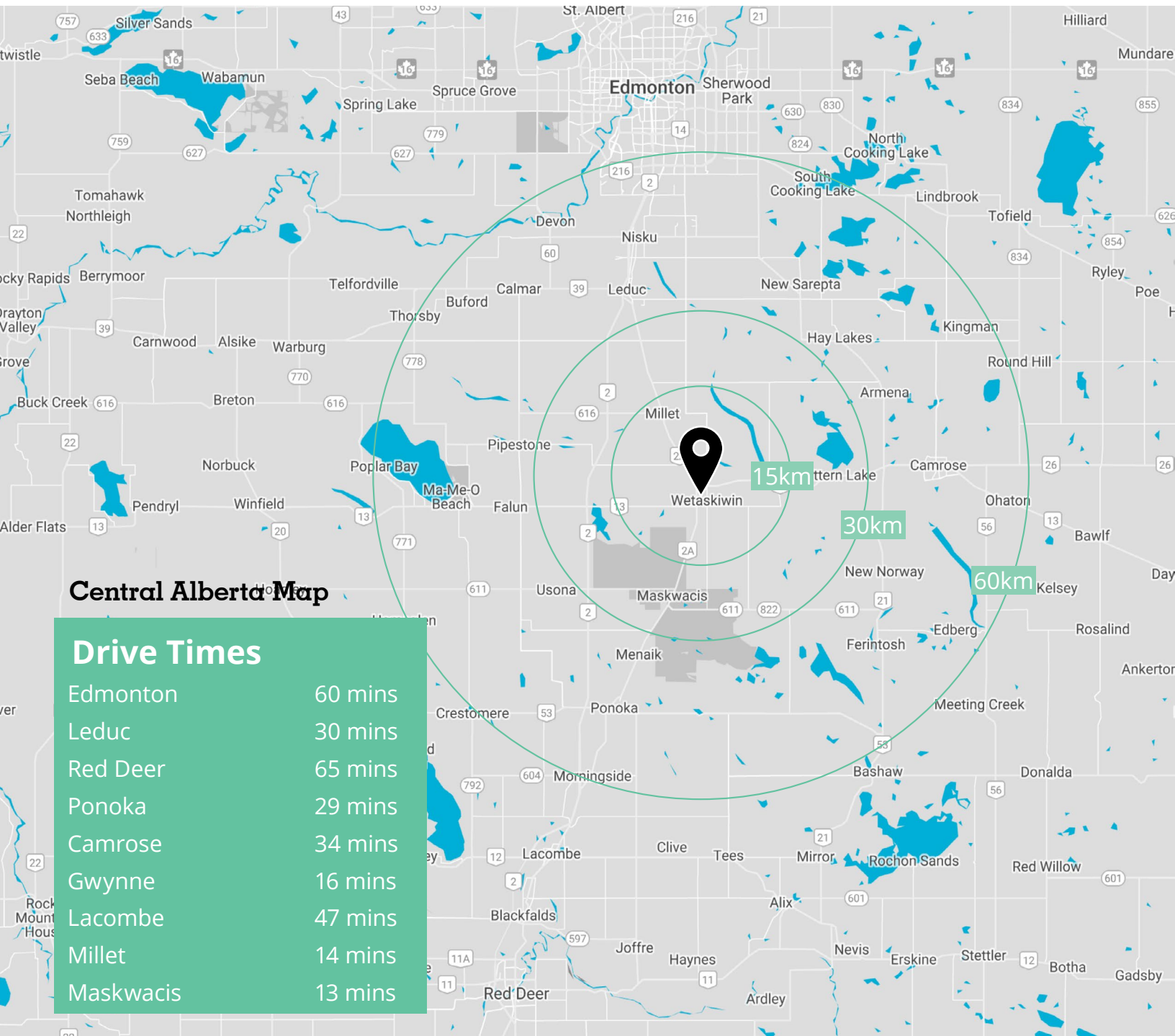
 **15,110**
Annual Average Daily Traffic Count
Along Highway 2A (2021)

 **Visitor destination**
The new 54’ wide “Healing Medicine” mural by Lance Cardinal will draw additional visitors to this location from all over Alberta.



Retail / Medical For Lease

Wetaskiwin Mall, Wetaskiwin, AB



Drive Times

Edmonton	60 mins
Leduc	30 mins
Red Deer	65 mins
Ponoka	29 mins
Camrose	34 mins
Gwynne	16 mins
Lacombe	47 mins
Millet	14 mins
Maskwacis	13 mins



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