

**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, Pet Valu, Scotia Bank, Dollar Tree, Warehouse One and other prominent retailers in Wetaskiwin's major interior mall. Exterior and interior opportunities are currently available.

Care Gateway Pharmacy & Medical Clinic NOW OPEN

avenueliving
asset management

Get more information

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Gateway to the South

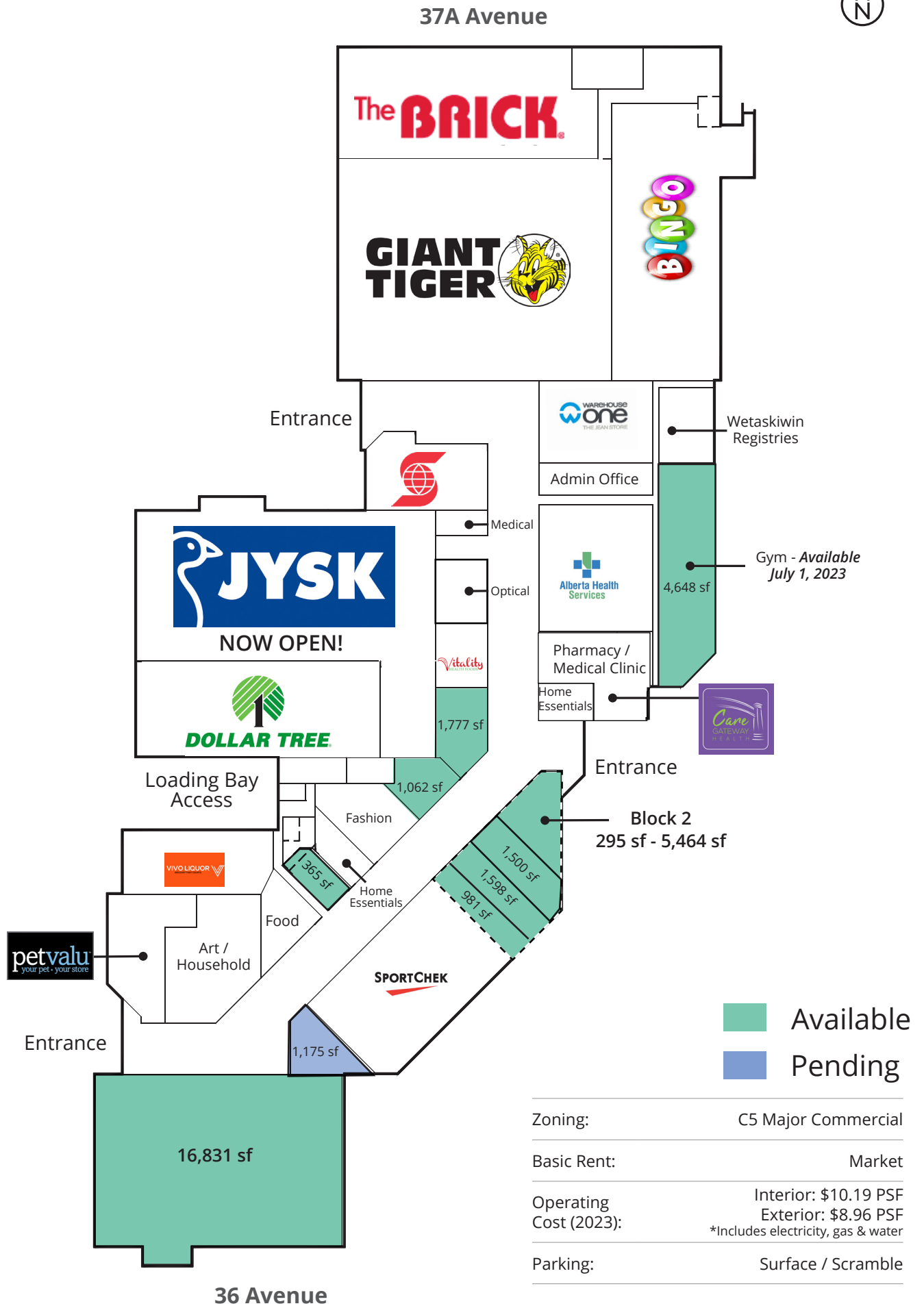
Wetaskiwin Mall is a major regional shopping centre with exceptional exposure to Highway 2A and convenient access from the surrounding townships. The primary trade area extends north and south along Highway 2A to capture a population base just over 93,000 people. Currently undergoing numerous significant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



From
295 sf -
16,831 sf
available



Site Plan | Wetaskiwin Mall

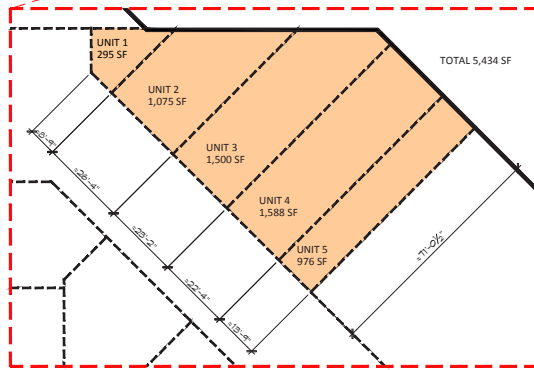
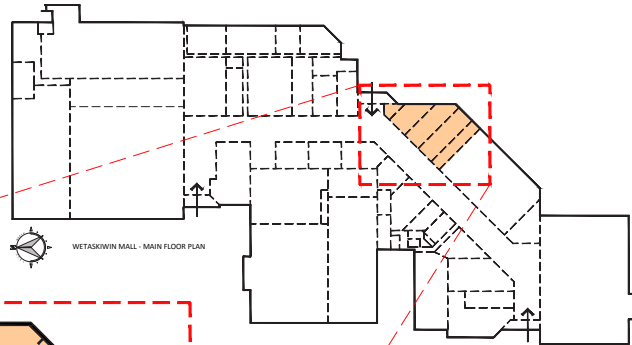
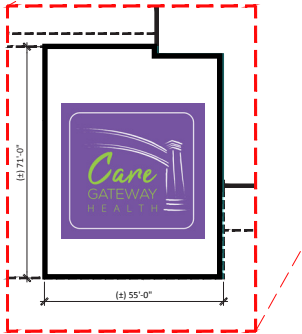
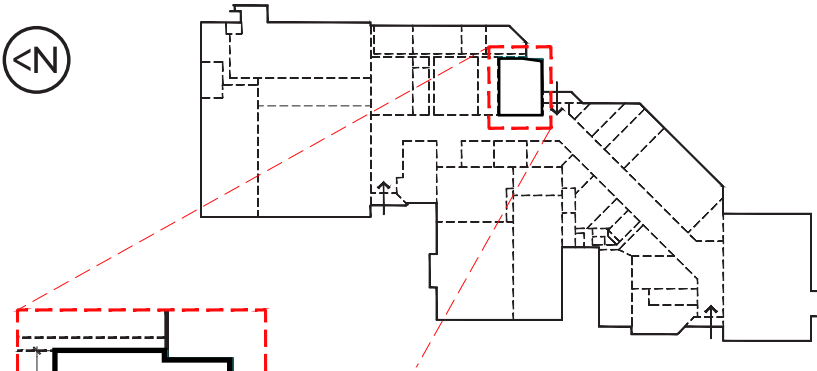


Zoning:	C5 Major Commercial
Basic Rent:	Market
Operating Cost (2023):	Interior: \$10.19 PSF Exterior: \$8.96 PSF *Includes electricity, gas & water
Parking:	Surface / Scramble

Block Details

Block 1: LEASED

Care Gateway Pharmacy & Medical Clinic NOW OPEN

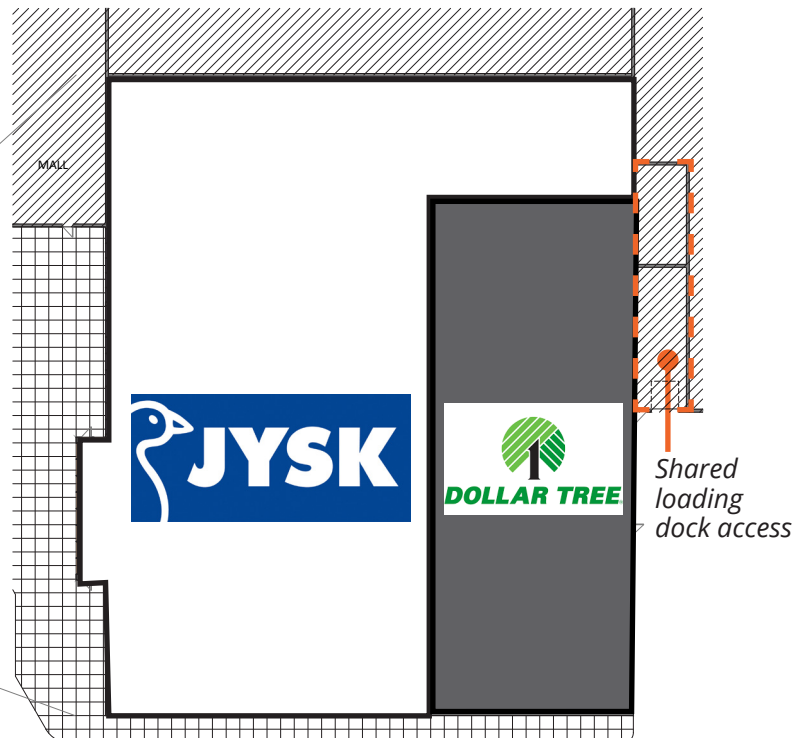
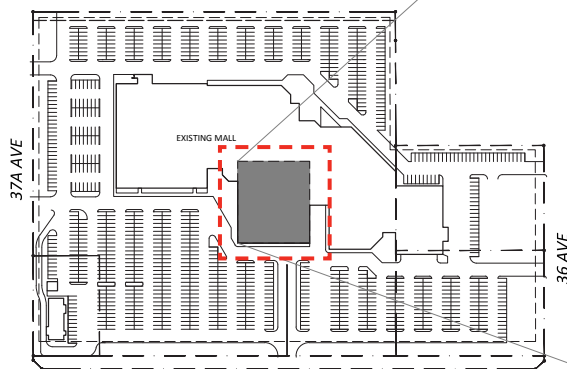


Block 2:
295 sf - 5,464 sf

Ideal Uses:
Daycare, Apparel,
Fitness, Medical, Office

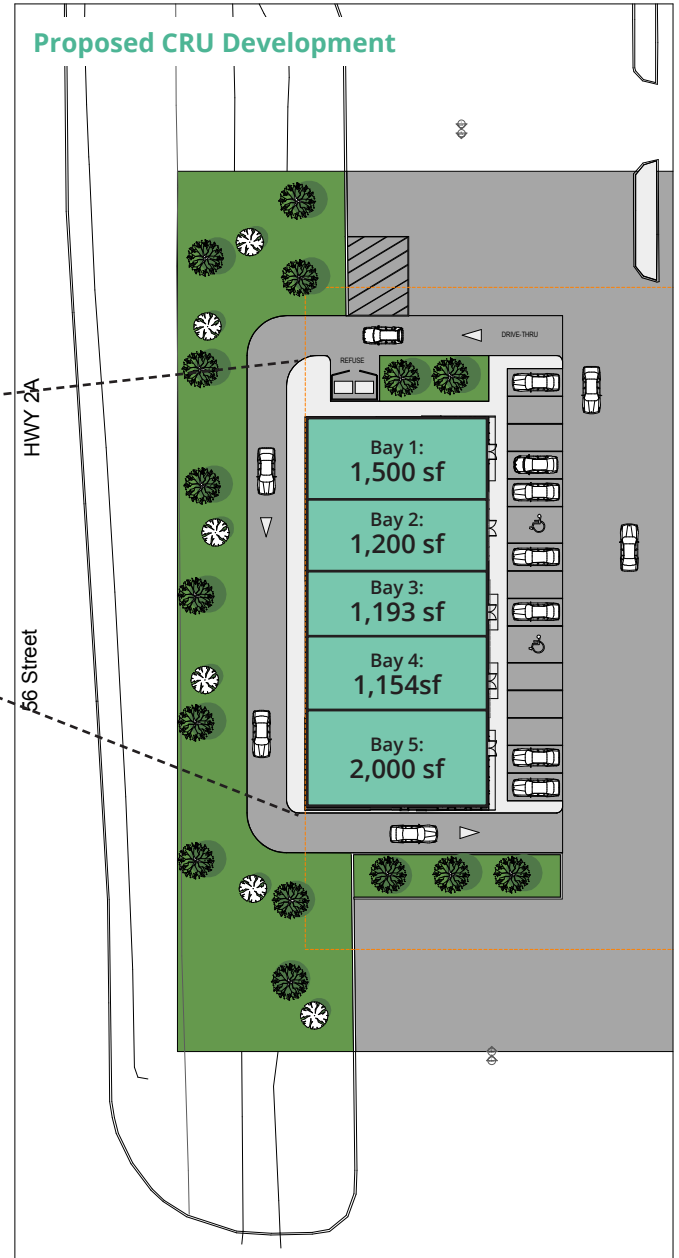
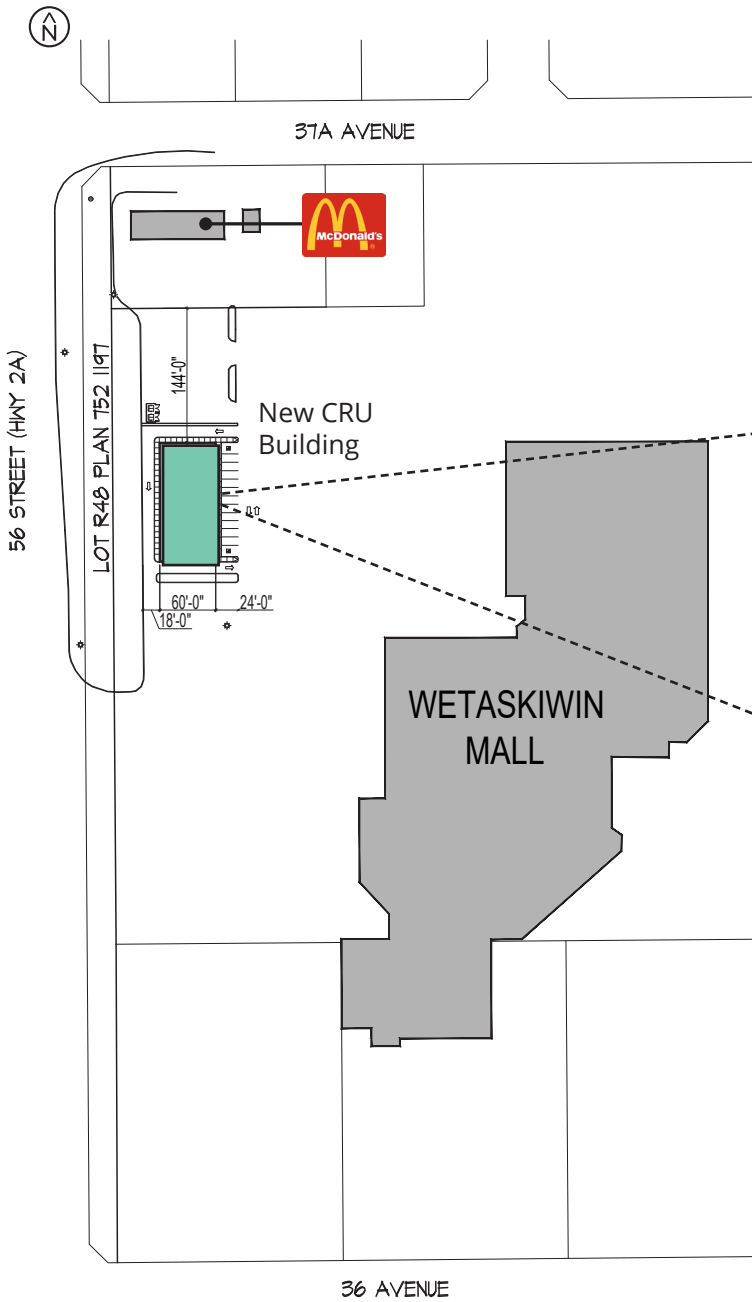
Block 3: LEASED

JYSK Now Open



Proposed CRU Development

Wetaskiwin Mall, Wetaskiwin, AB



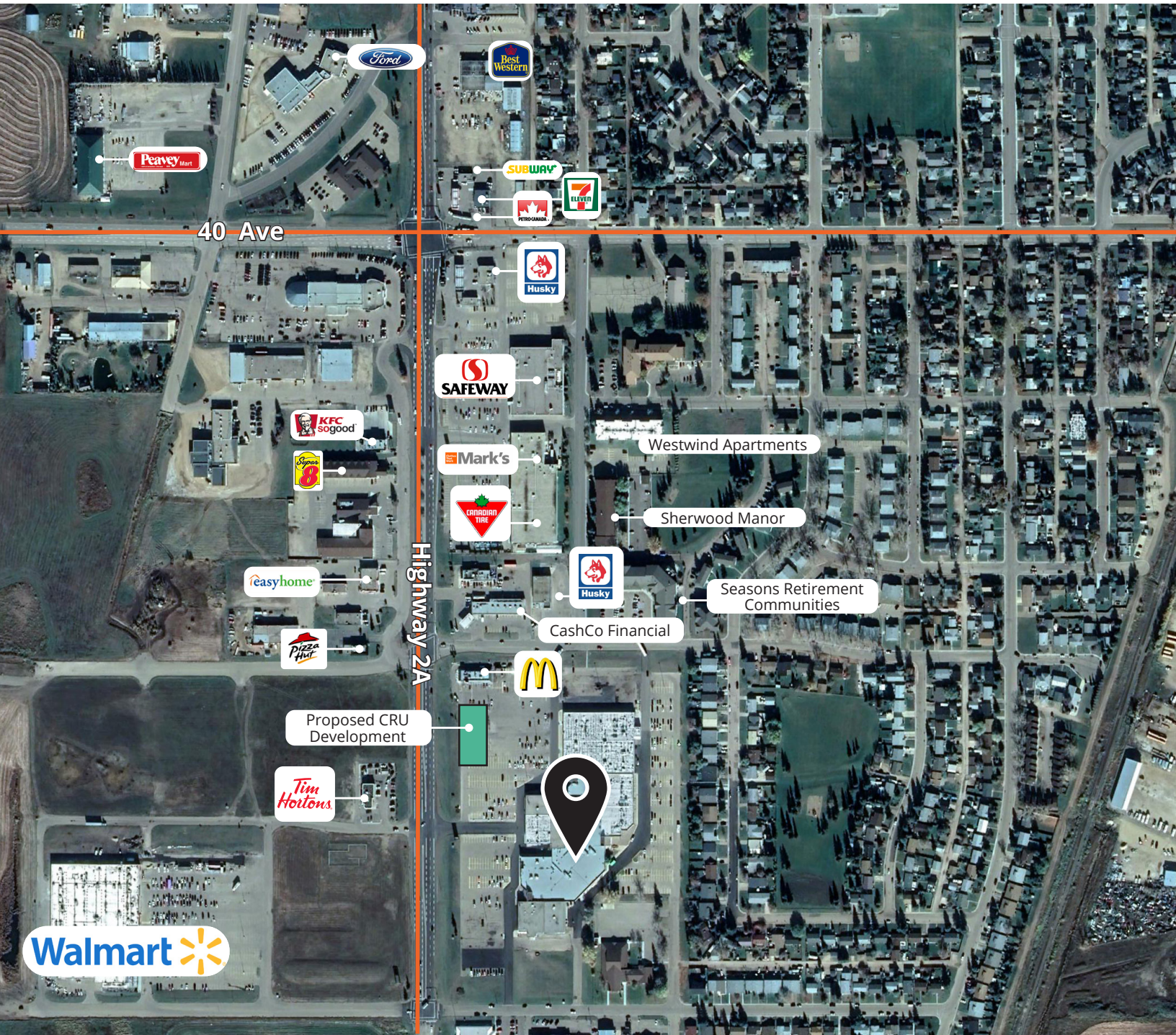
Development Details

Timing:	Targeted possession Q4 2023
Bay Sizes:	Starting at 1,154 sf
Basic Rent:	Market
Additional Rent:	\$9.00 psf (2023 Estimate)

Drive-thru endcap available, with unparalleled exposure to Highway 2A

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.

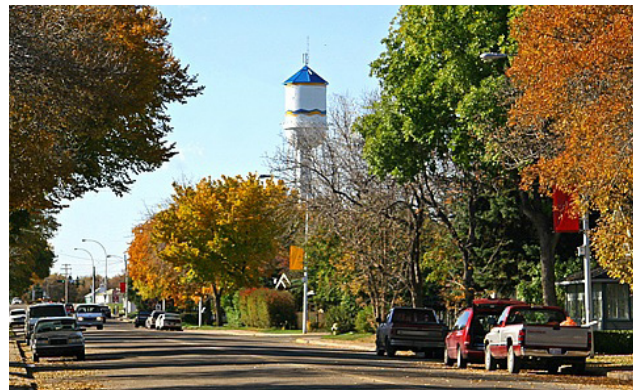
If you’re looking to invest in Wetaskiwin, you’re not alone! Over 700 businesses are proud to call Wetaskiwin home, and the proximity to road, rail, and air transportation routes are very advantageous.

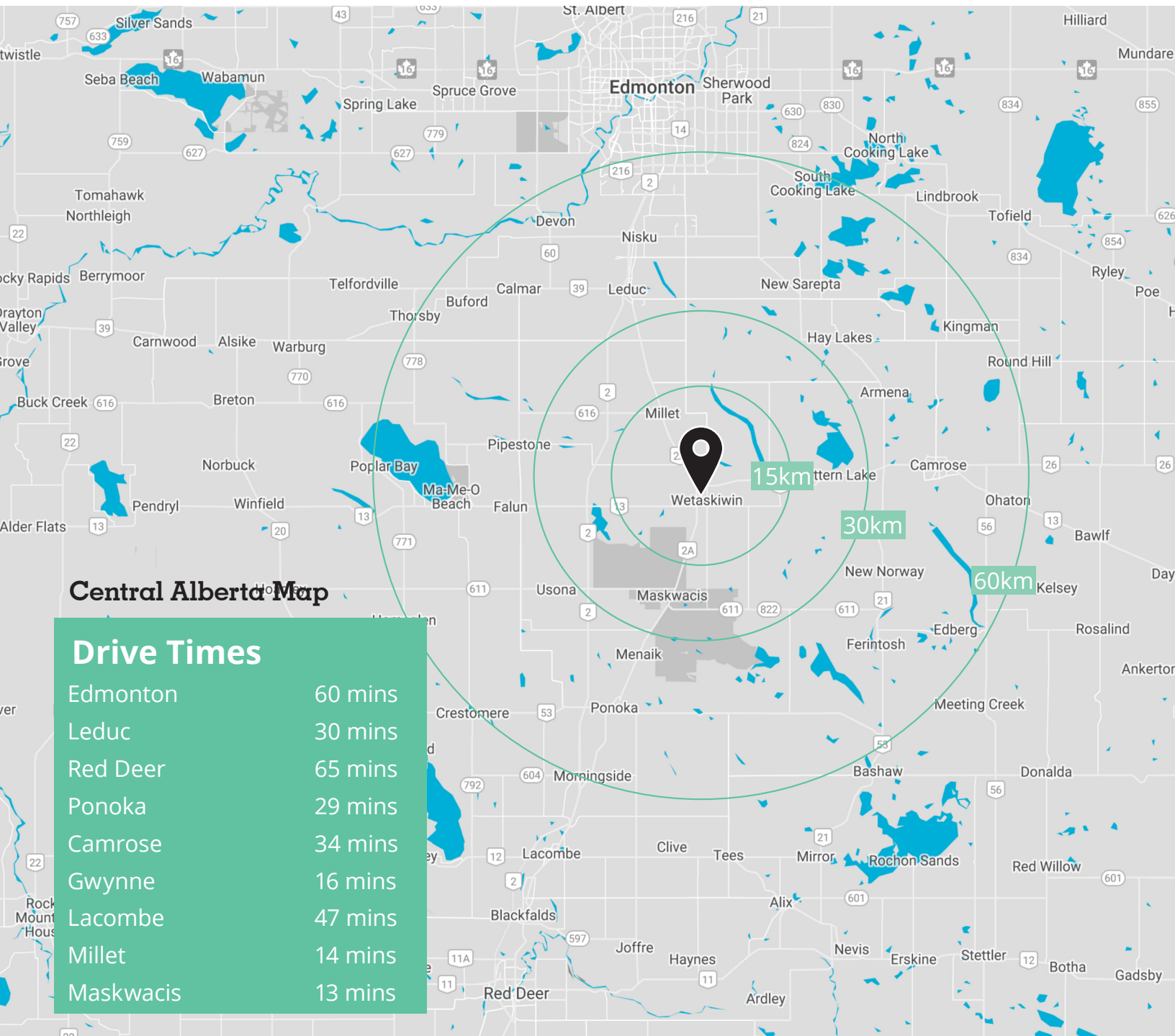
 **\$90,000**
Median Family Income
(Statistic Canada 2020)

 **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.





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