

FOR SALE

4,500 SF RETAIL BUILDING

5225 - 51 AVENUE | WABAMUN, ALBERTA



- Prime main street location in the heart of Wabamun, offering excellent visibility and accessibility
- ± 4,500 square feet of open retail shell space - ideal for retail, service, or mixed-use business concepts
- Flexible layout - interior can be subdivided for multiple tenants or finished as one large space for a single user
- Utilities in place - gas, power, and water already brought to the building
- Ready for customization - floor base prepared for concrete pour once plumbing layout is finalized
- Exterior fully completed with modern façade and durable finishes; interior left as a blank canvas for your vision
- Located within a vibrant community known for its tourism, lakeside recreation, and growing local economy

Martin Halabi, *Senior Associate*
Commercial Sales & Leasing
780 952 0433 martin@hcrgroup.ca

Panayiotis (Peter) Michailides, *Licensed Assistant*
Commercial Sales & Leasing
780 655 7233 peter@hcrgroup.ca



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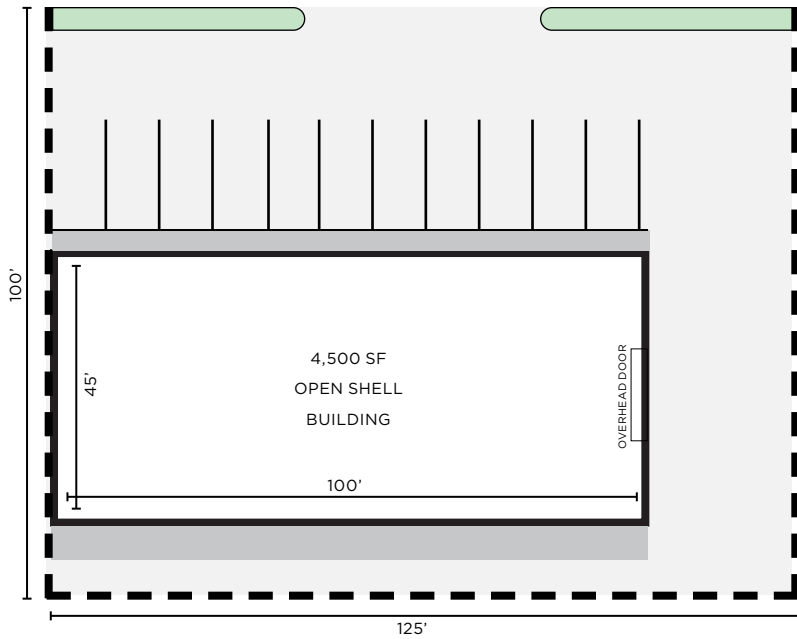
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SITE PLAN



51 AVENUE



MUNICIPAL ADDRESS

5225 - 51 Avenue | Wabamun, Alberta

LEGAL ADDRESS

Plan O426852, Block 2, Lot 2

AVAILABLE SPACE

± 4,500 SF

CEILING HEIGHT

9' to 10'

AVAILABLE

Immediately

PRE-PAID SERVICES

Included in the purchase price is prepaid services such as water, sewer mains, street paving & lighting.

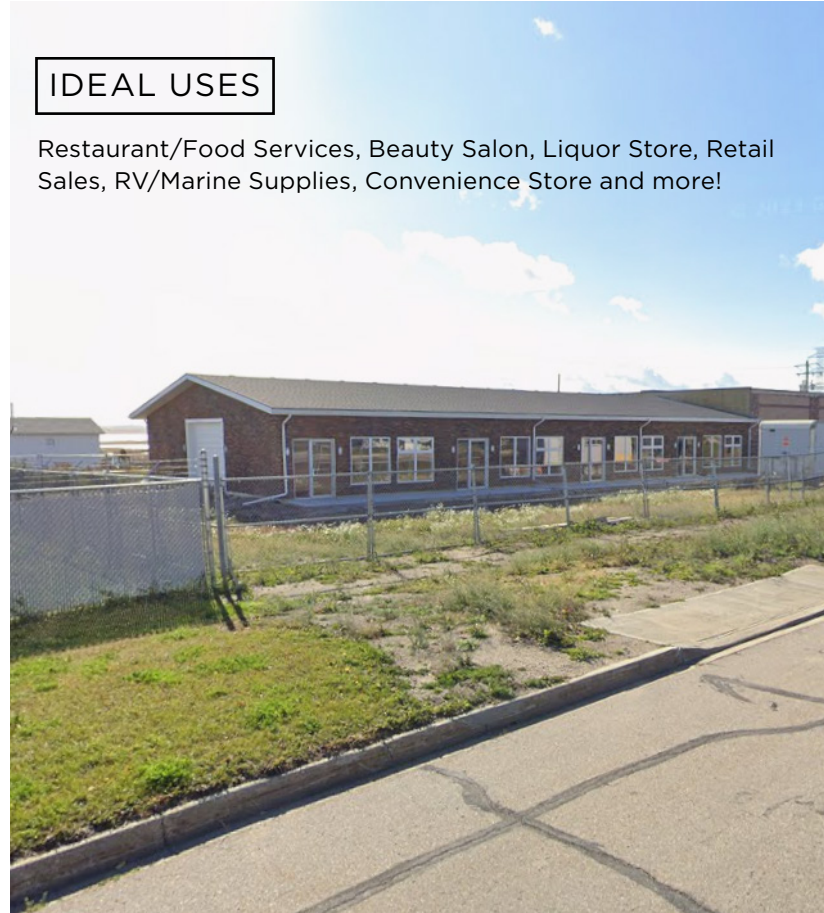


\$330,000
LIST PRICE

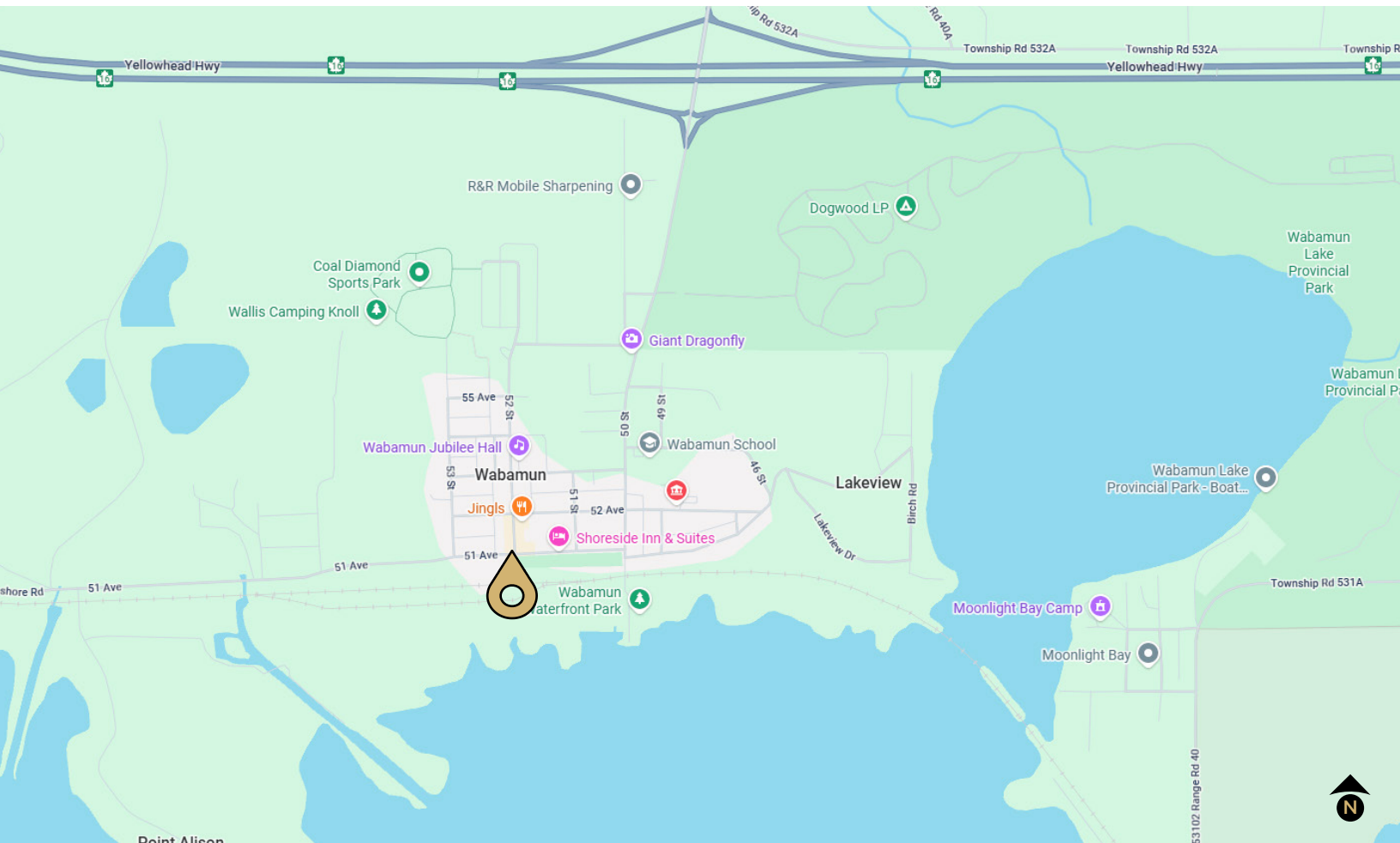
\$2,904.12
PROPERTY TAXES

IDEAL USES

Restaurant/Food Services, Beauty Salon, Liquor Store, Retail Sales, RV/Marine Supplies, Convenience Store and more!



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HOME OF THE WORLD'S LARGEST DRAGONFLY



NEIGHBOURHOOD POPULATION (10 KM 2023)	3,729
DAYTIME NEIGHBOURHOOD POPULATION (10 KM 2023)	2,792
5-YEAR GROWTH FORECAST (10 KM 2023)	1.8%
AVERAGE HOUSEHOLD INCOME (10 KM 2023)	\$89,257

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.

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