

For Lease



WAINWRIGHT

2602 & 2618 - 14th AVENUE
WAINWRIGHT, ALBERTA



DEMOGRAPHICS

Demographics pulled from a 3km radius.



Zoning

C3 - Highway
Commercial



Parking

10 Stalls



Year Built

2008

HIGHLIGHTS

- Wainwright is an important service and retail hub for near by rural and small urban communities
- Home of CFB Wainwright army base
- Young increasing population, growing oil & gas services, agriculture and retail businesses attracting many major national tenants/businesses
- Great exposure along Highway 14 with high exposure signage available
- Traffic count: 8000 vehicles per day
- Surrounding businesses/retailers: walmart, KFC, CO-OP food store, Wendy's, Dollarama, Time Hortons, Circle K, Canadian Tire, & more
- Next to Ramada Hotel, Best Western Inn & Suites

PROPERTY DESCRIPTION

Available Base Size:

Units Available:

1650 sq.ft (more or less)

1500 sq.ft (more or less)

(Can be available up to 10,000 sq.ft)

Availability:

Immediately

Asking Base Rent:

\$16.00/sq.ft

Op Cost:

\$9.00/sq.ft (est. 2025)

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

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PICTURES

2602 & 2618 Ave, Wainwright, Alberta



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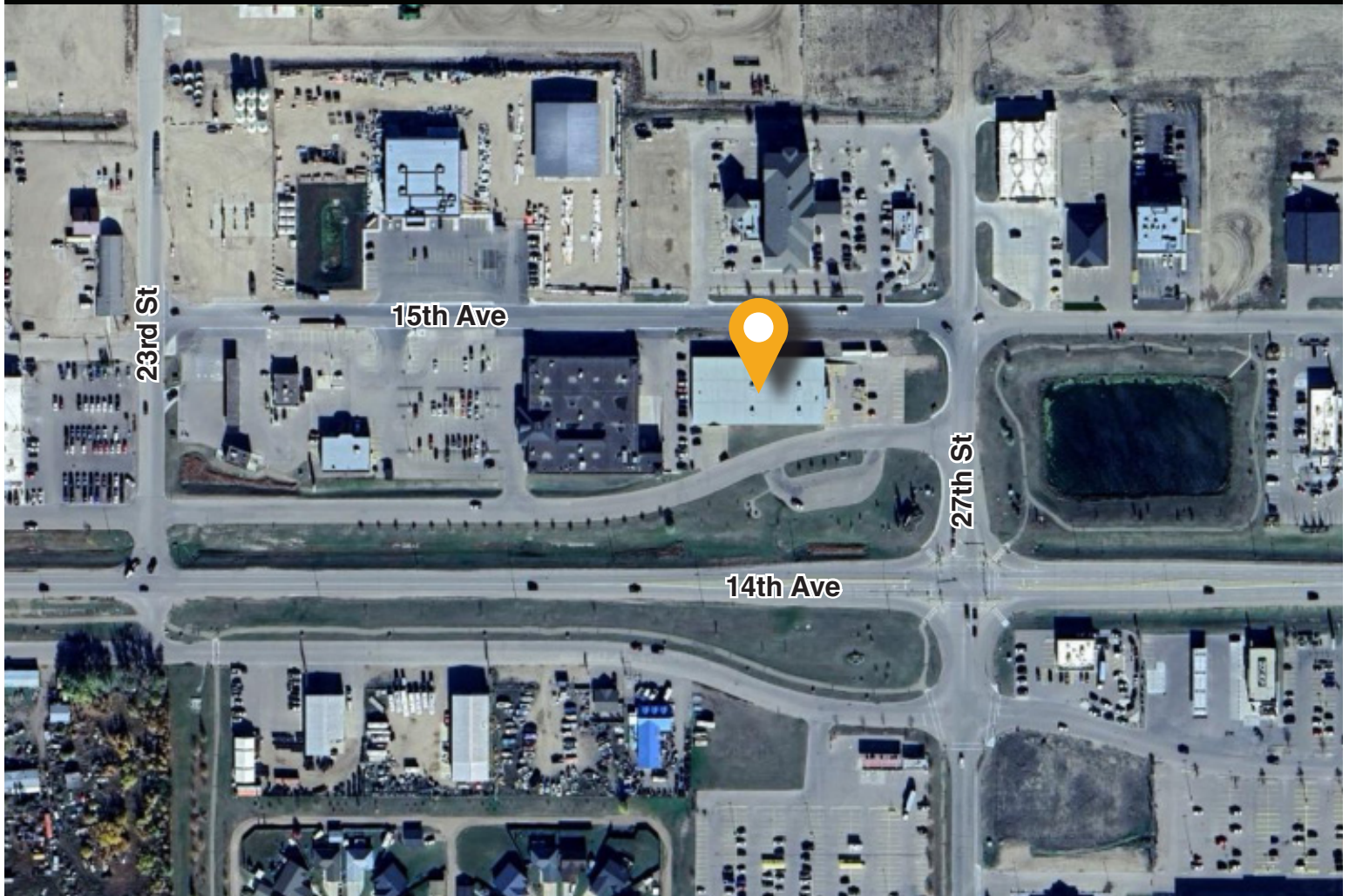
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LOCATION

2602 & 2618 Ave, Wainwright, Alberta



CHOOSE YOUR AVENUE

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