

For Lease

LEASED

2602 14 AVE
WAINWRIGHT AB
T3W 0A4

FOR
LEASE
780.278.2276

CO-OP

FOR
LEASE
780.278.2276

2618

WAINWRIGHT

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:

Unit 2618: 1500 sq.ft (more or less)

LEASED: 1650 sq.ft

Availability:

Immediately

Asking Base Rent:

\$16.00/sq.ft

Op Cost:

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

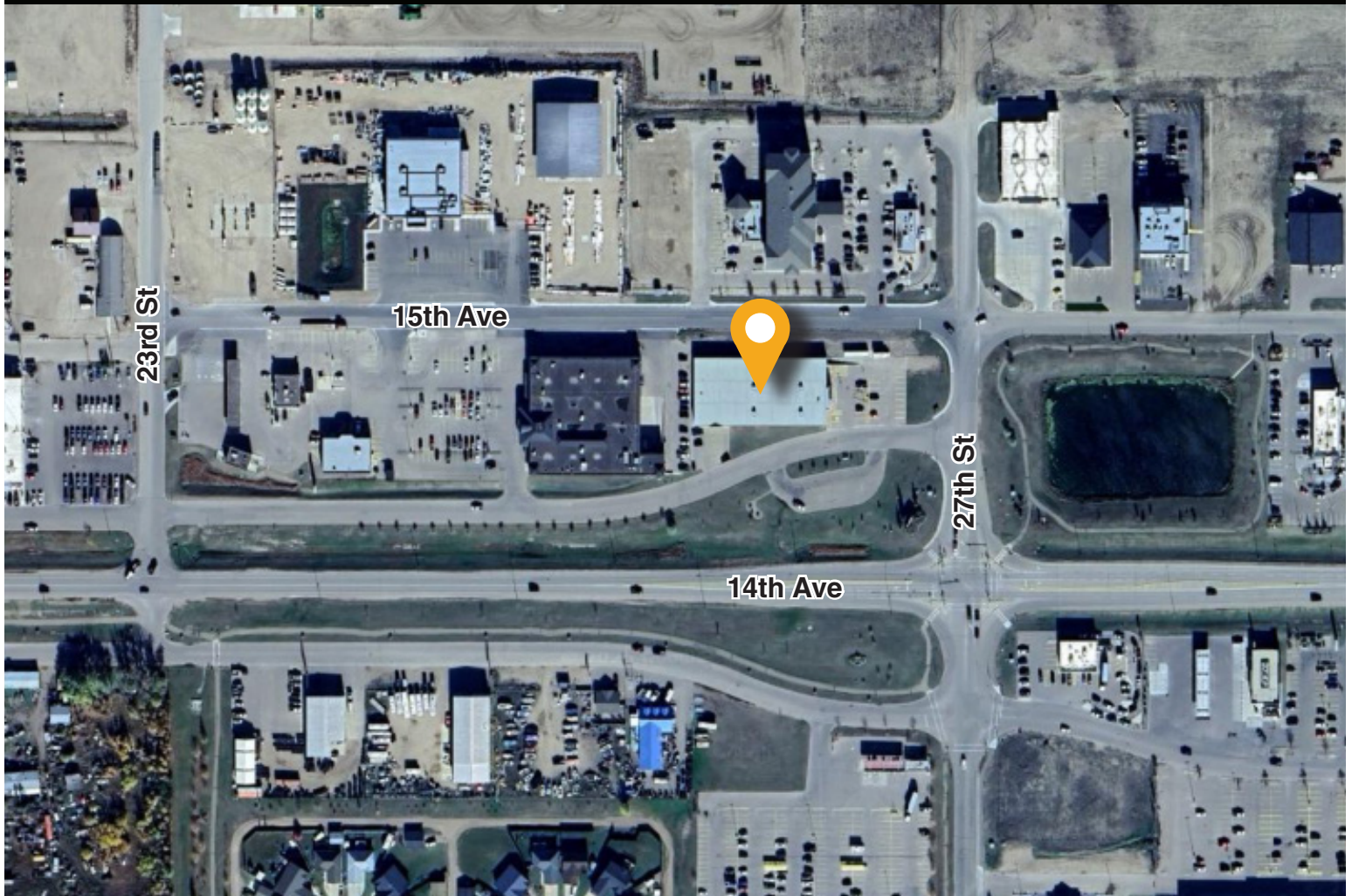
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AvenueCommercial.com

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Real Estate Solutions



LOCATION

2618 Ave, Wainwright, Alberta



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