

**AVISON  
YOUNG**



**Retail / Medical For Lease**  
3725 56 Street  
Wetaskiwin, AB



# Wetaskiwin Mall

## Care Gateway Pharmacy & Medical Clinic Coming Soon

Join The Brick, Sport Chek, Giant Tiger,  
Snap Fitness 24/7, Scotia Bank, Dollarama,  
Warehouse One and other prominent retailers  
in Wetaskiwin's major interior mall. Exterior and  
interior opportunities are currently available.

**avenueliving**  
asset management

## Get more information

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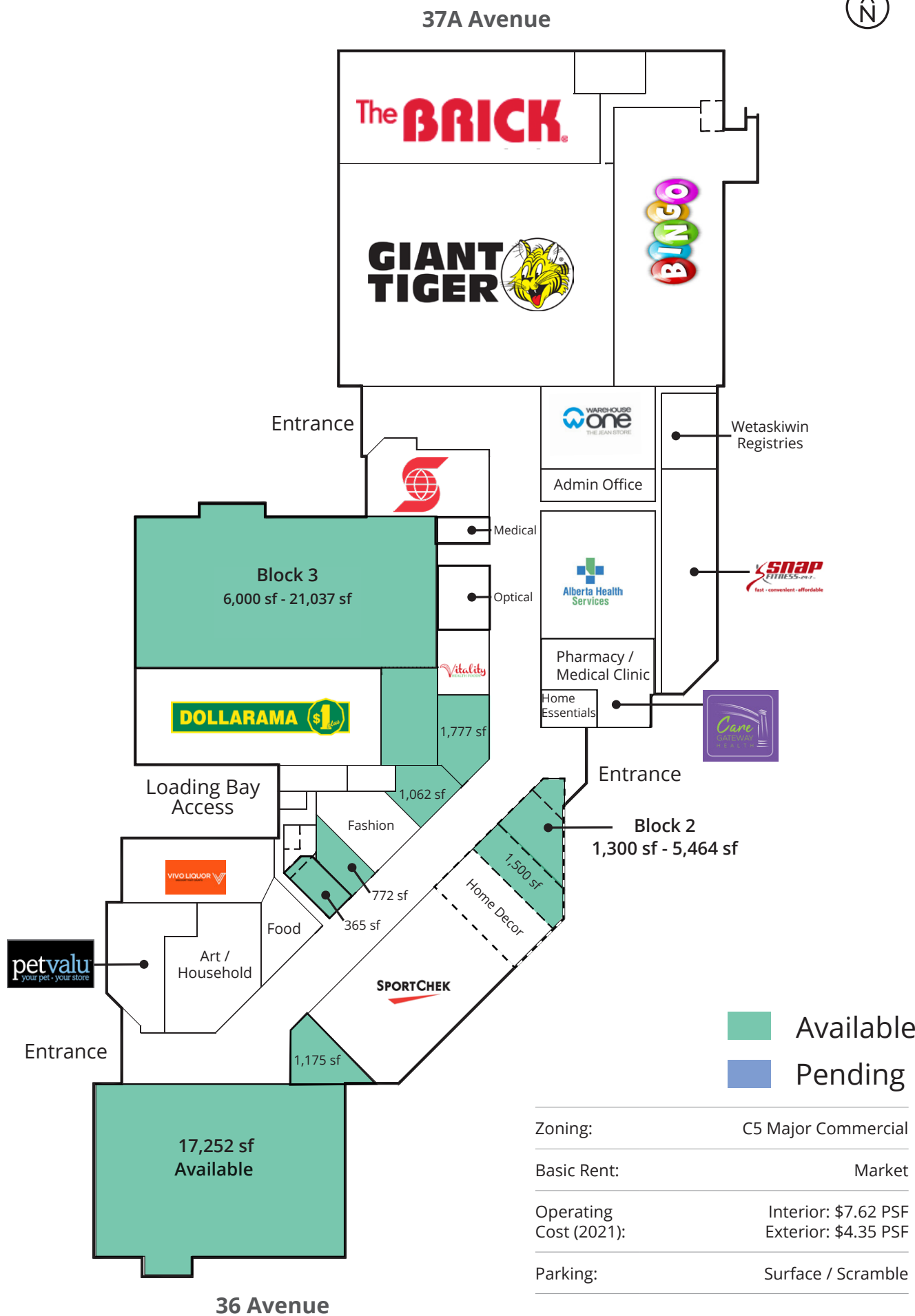


## Gateway to the South

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 90,000 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.



Site Plan | Wetaskiwin Mall

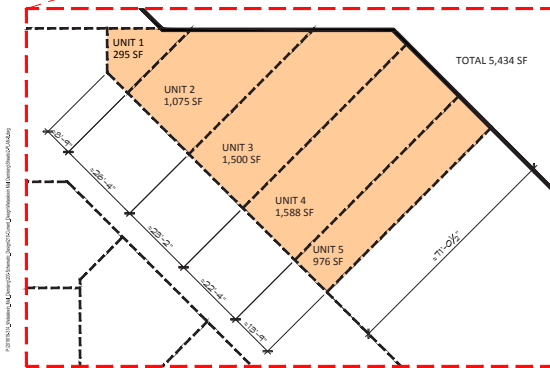
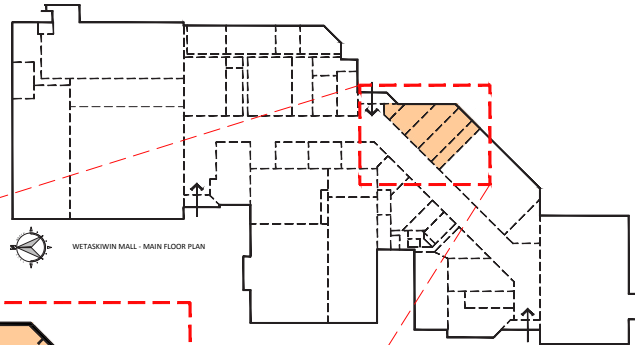
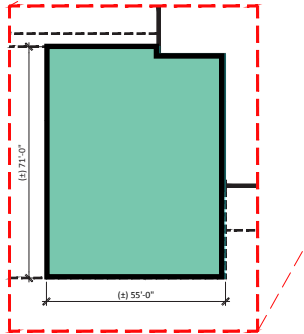




## Block Details

Block 1: 3,850 sf

Future Medical  
+ Pharmacy Opening  
Q3 2021

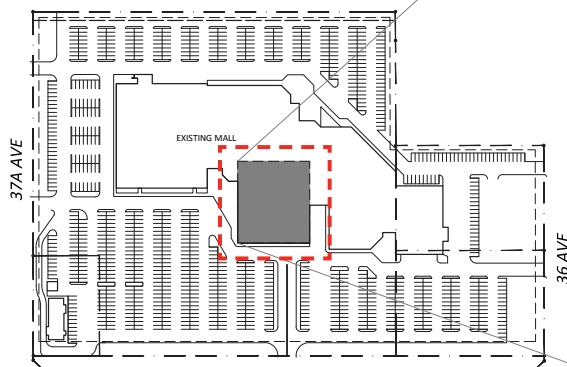


Block 2:  
1,300 sf - 5,464 sf

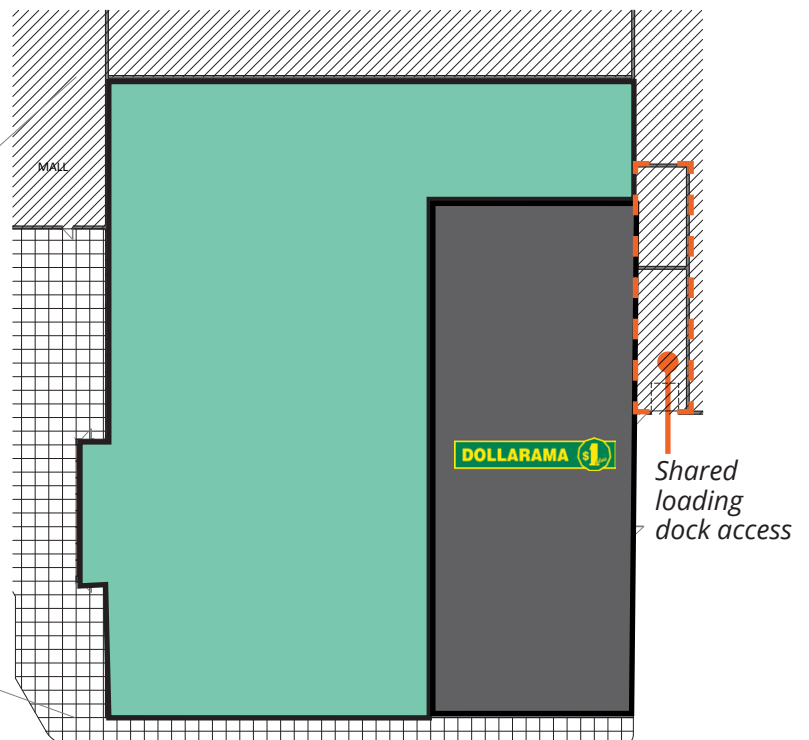
Ideal Uses:  
Daycare, Apparel,  
Fitness, Medical, Office

Block 3:  
6,000 sf - 21,037 sf

Ideal Uses:  
Big Box Retail,  
Medical, Restaurant



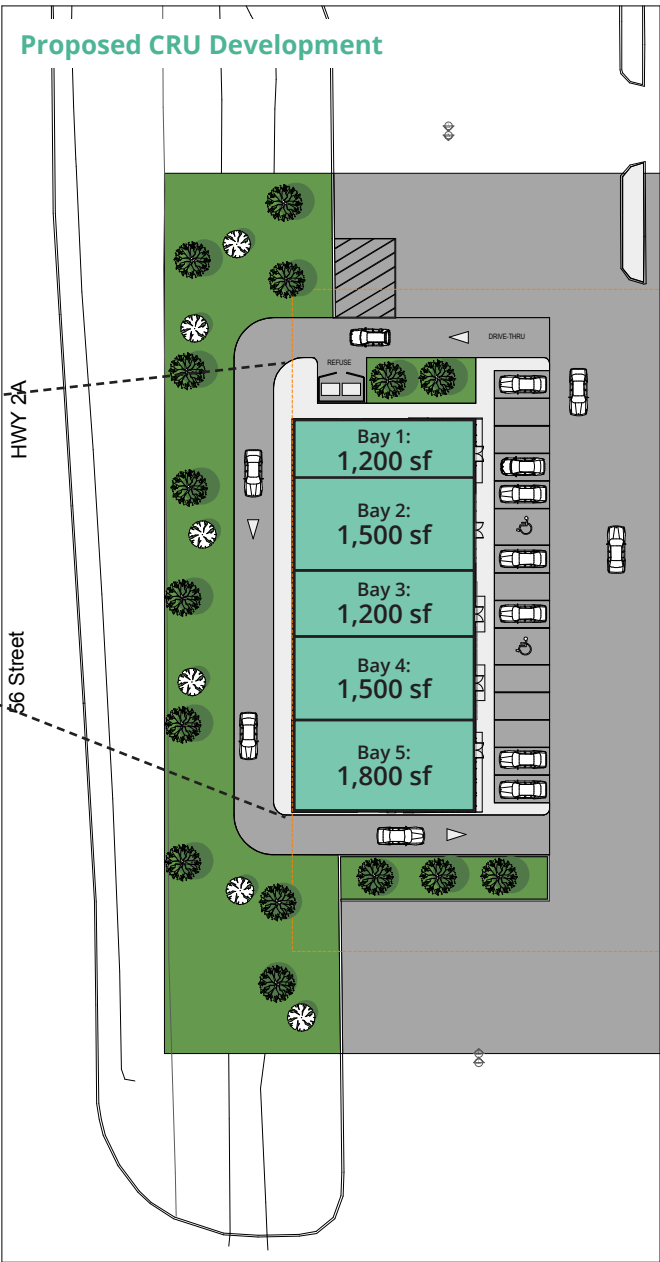
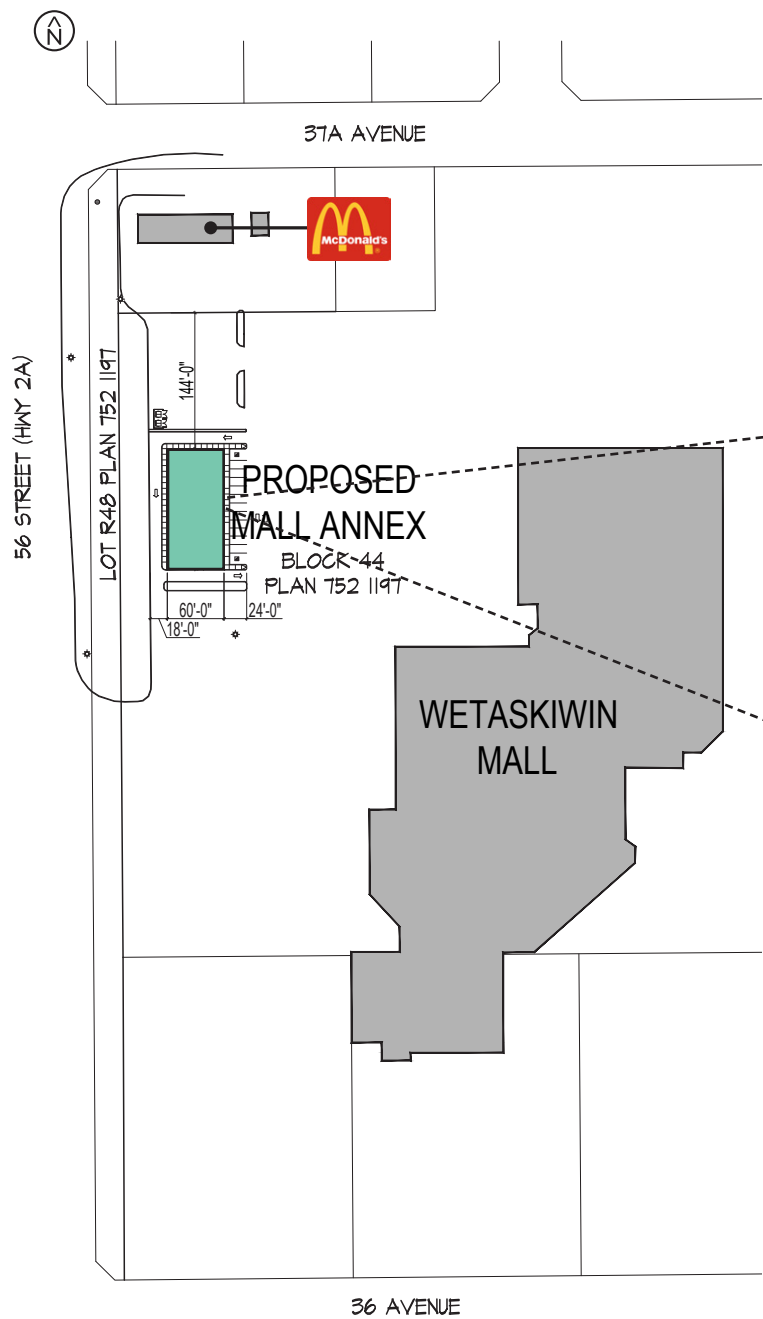
HIGHWAY 2A (56 ST)





# Proposed CRU Development

Wetaskiwin Mall, Wetaskiwin, AB



## Development Details

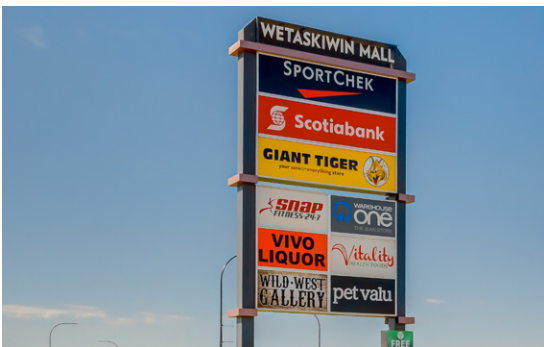
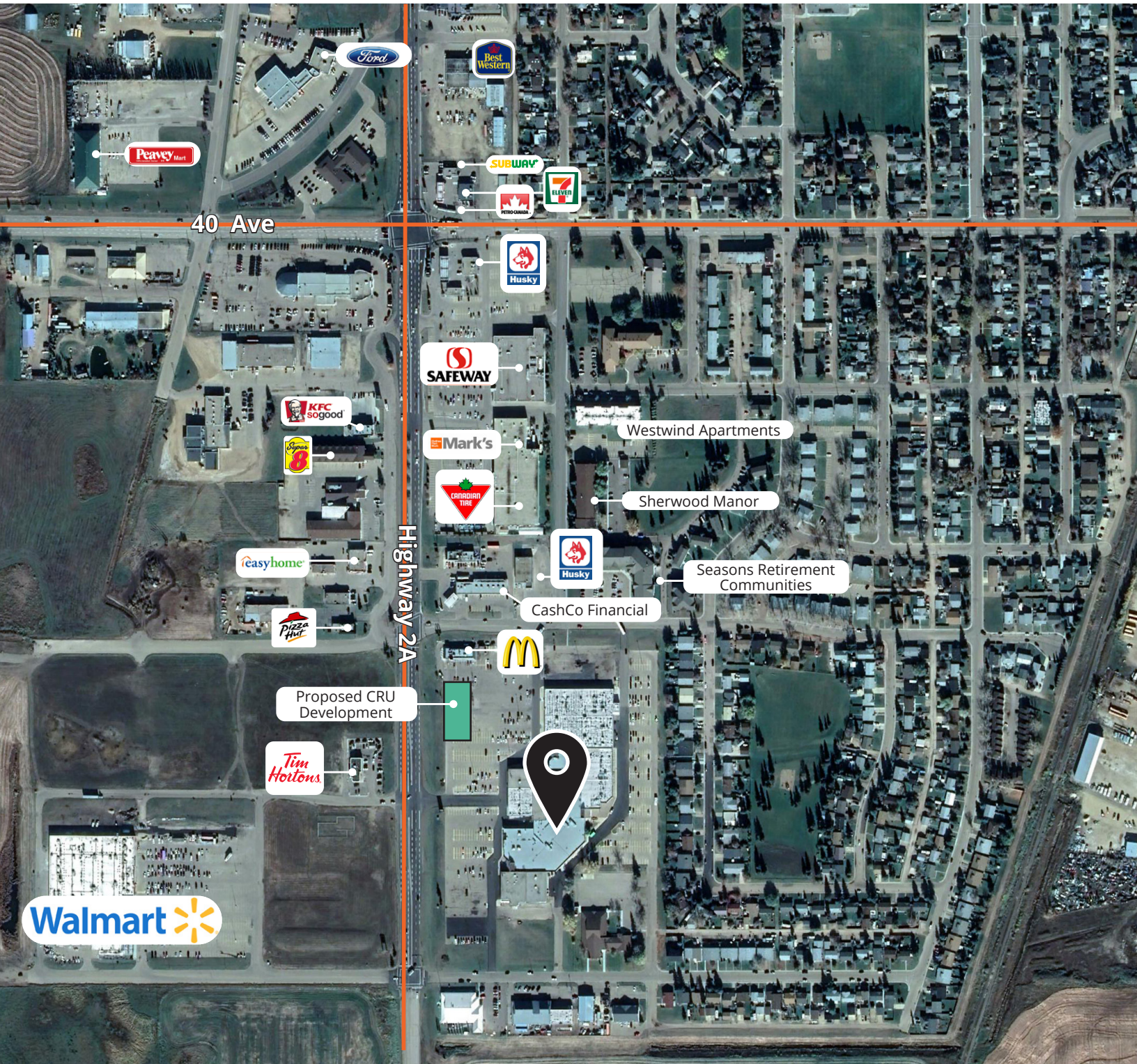
Drive-thru endcap available, with unparalleled exposure to Highway 2A

Timing:	Targeted possession mid 2022
Bay Sizes:	Flexible Starting at 1,200 sf up to 7,500 sf
Basic Rent:	Market
Additional Rent:	\$9.00 psf (2022 estimate)



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.



**\$95,573**

Average Household Income (within 30 km 2019)



**93,637**

Primary & Secondary Trading Area Population



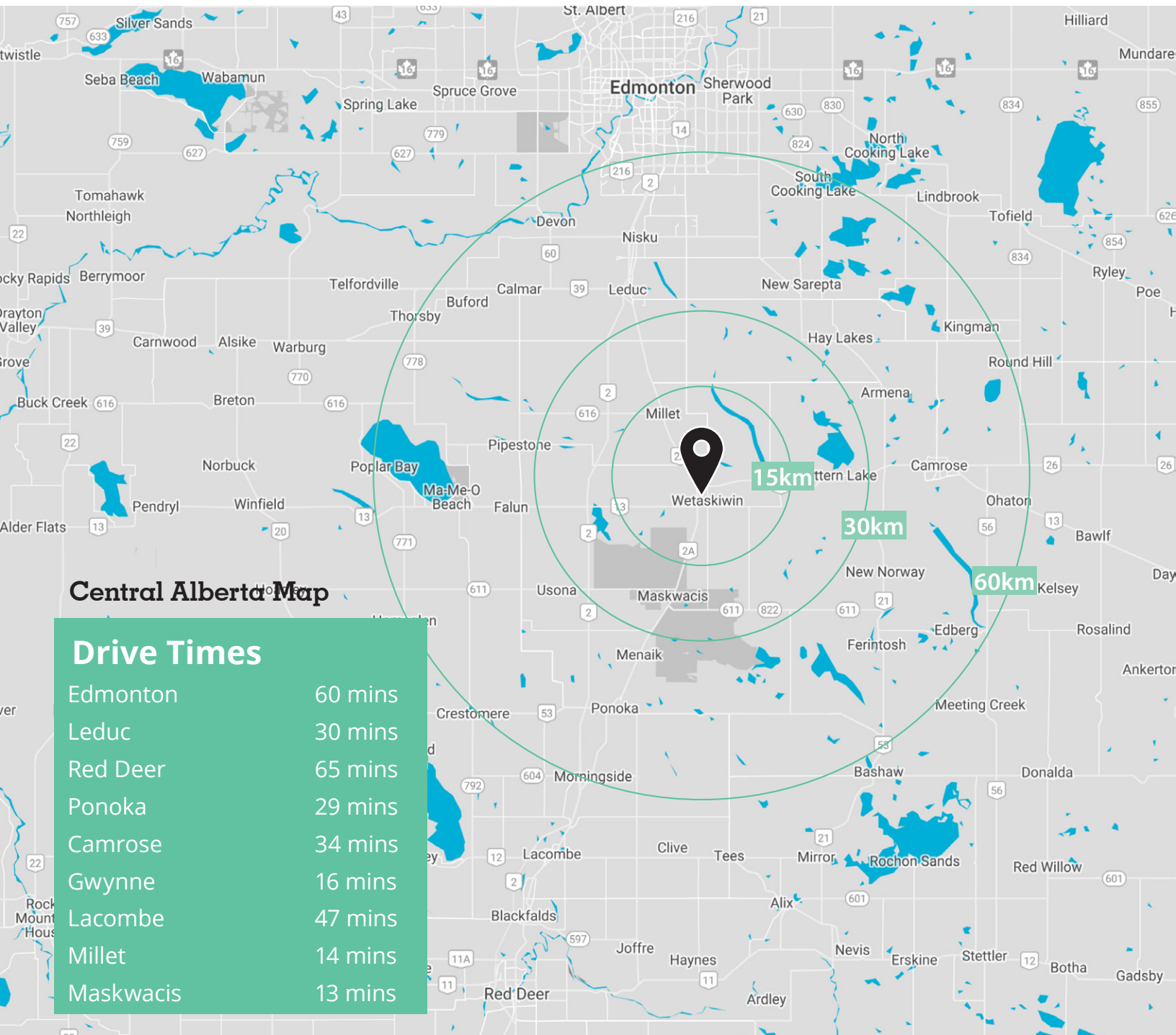
**18,270**

Annual Average Daily Traffic Count Along Highway 2A (2019)



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