

**AVISON
YOUNG**



Retail / Medical For Lease
3725 56 Street
Wetaskiwin, AB



Wetaskiwin Mall

New Anchor Tenant - JYSK Opening Q4 2022!

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

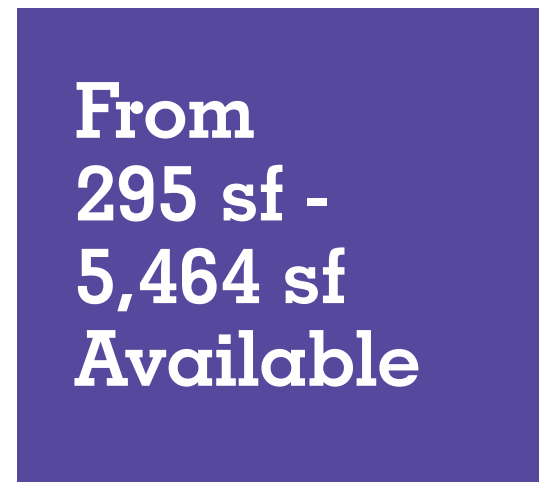
Ben Volorney
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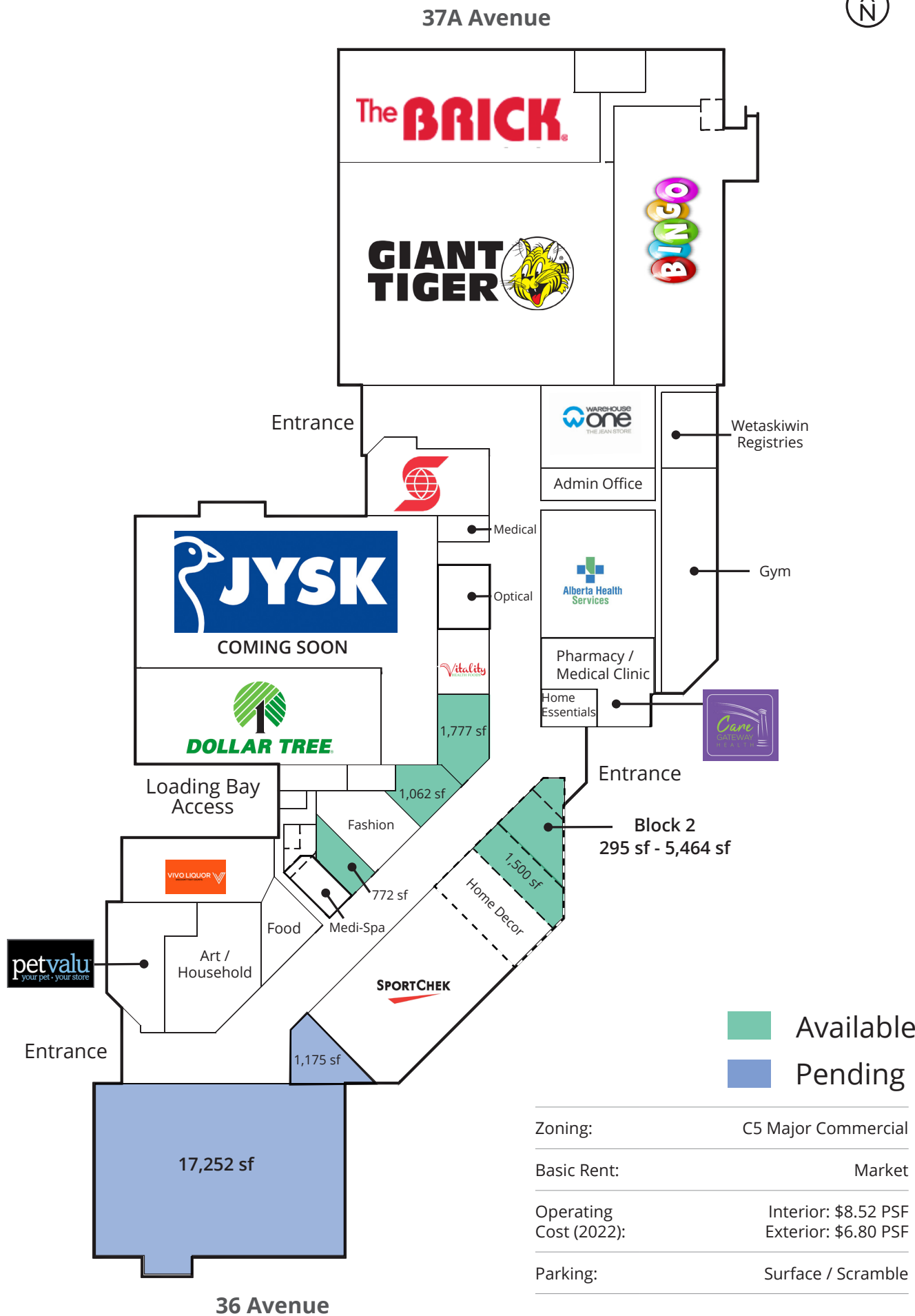
avisonyoung.com

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.

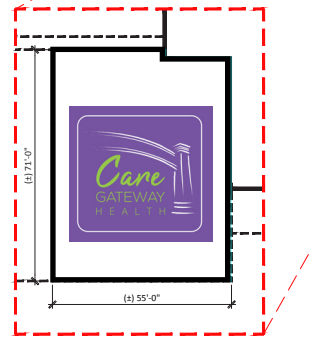
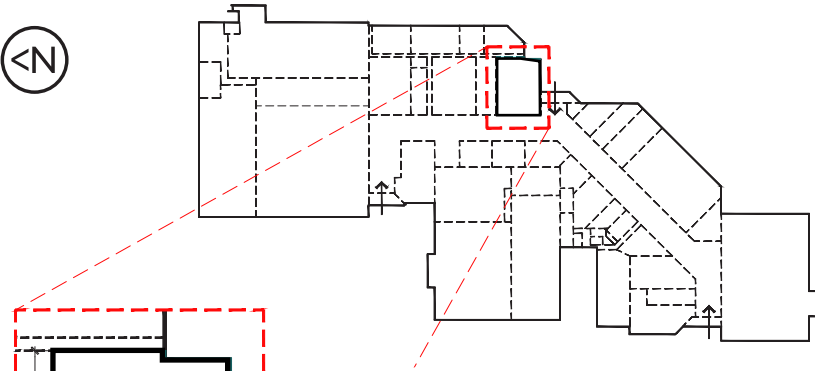


Site Plan | Wetaskiwin Mall



Retail / Medical For Lease

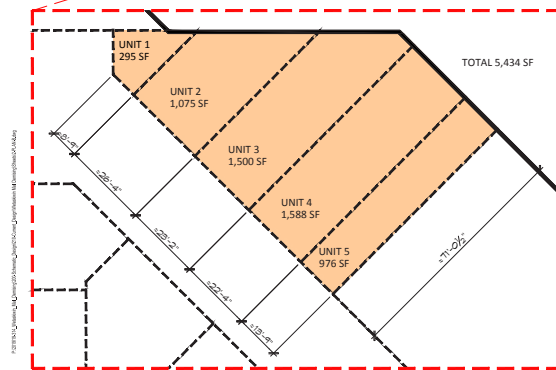
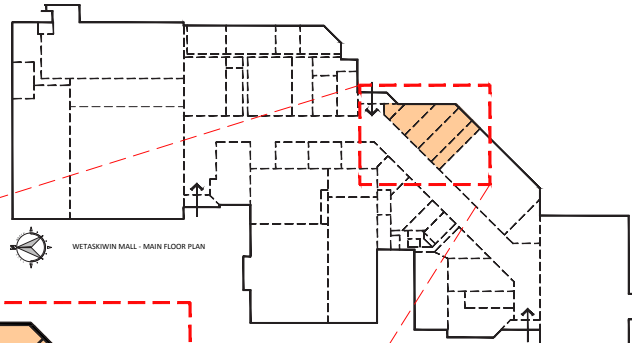
Wetaskiwin Mall, Wetaskiwin, AB



Block Details

Block 1: LEASED

Care Gateway Pharmacy &
Medical Clinic NOW OPEN

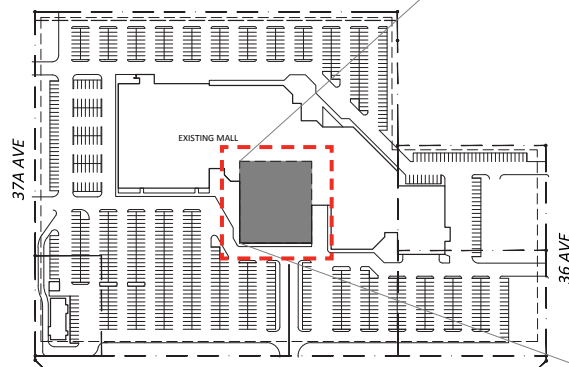


Block 2:
295 sf - 5,464 sf

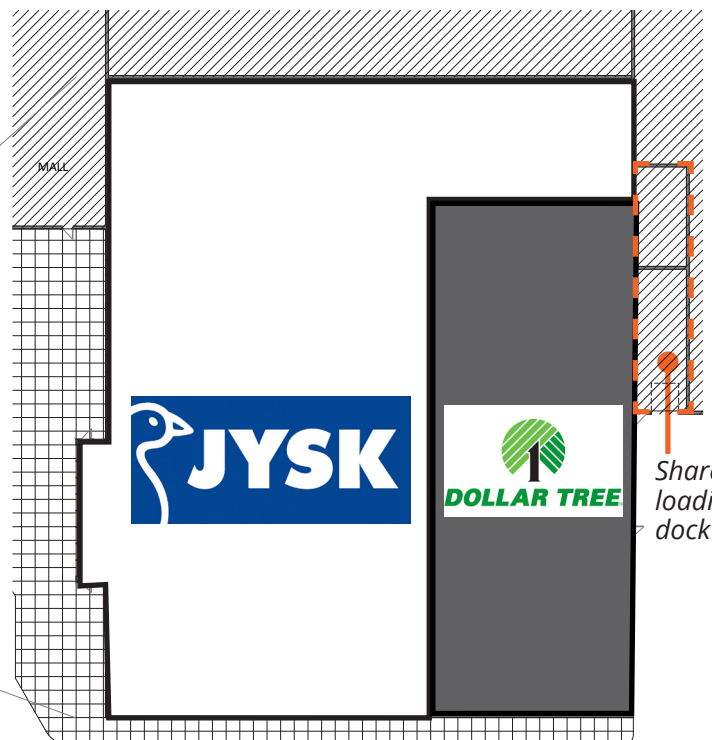
Ideal Uses:
Daycare, Apparel,
Fitness, Medical, Office

Block 3: LEASED

JYSK Opening Q4 2022



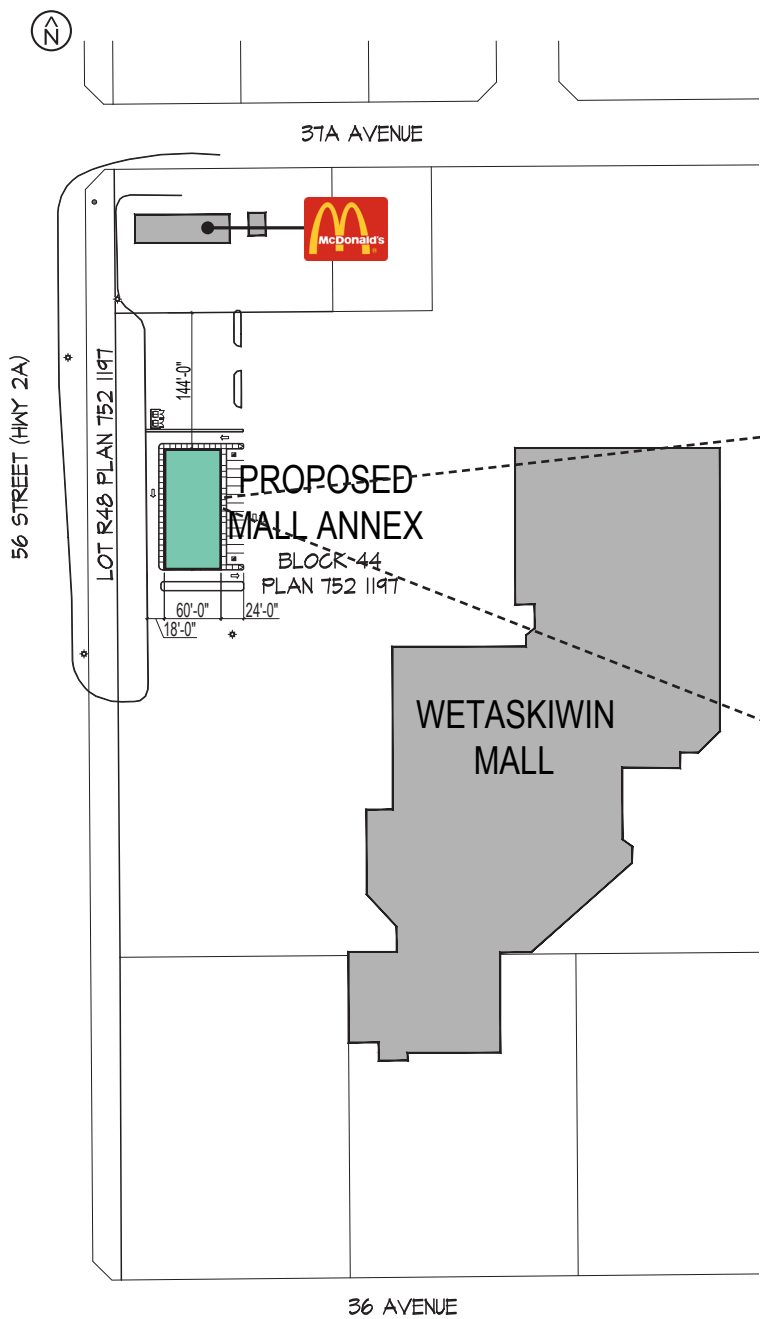
HIGHWAY 2A (56 ST)



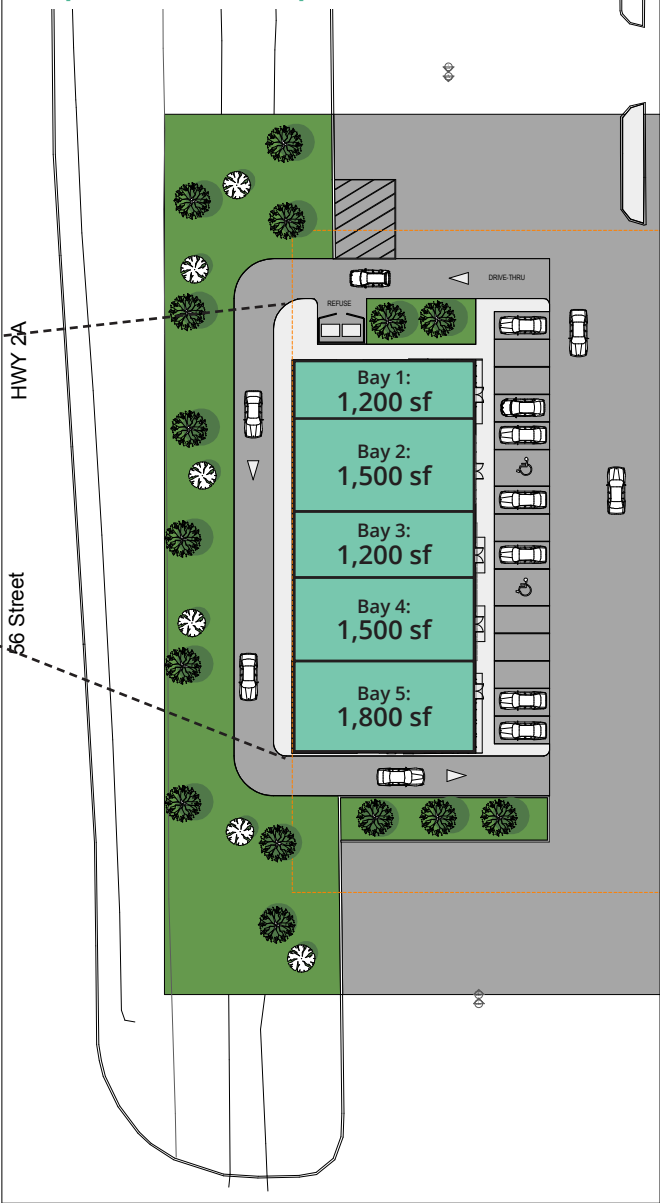
Shared
loading
dock access

Proposed CRU Development

Wetaskiwin Mall, Wetaskiwin, AB



Proposed CRU Development



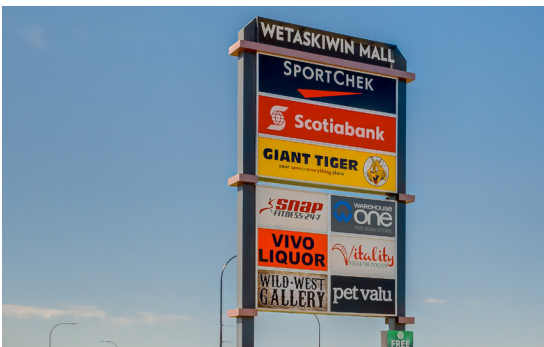
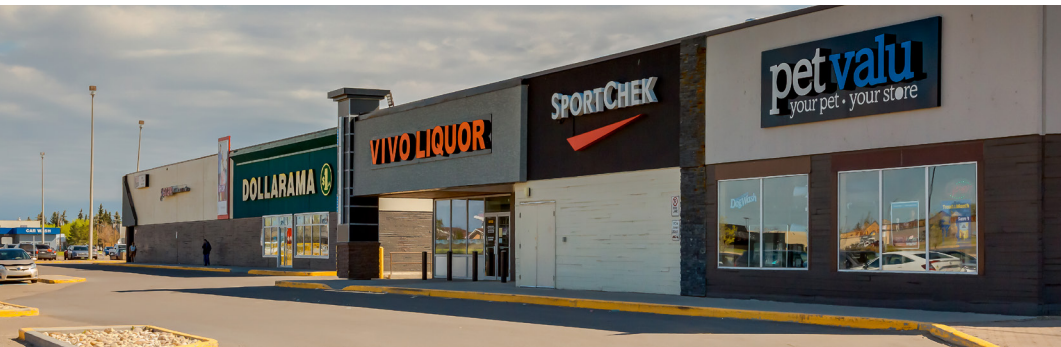
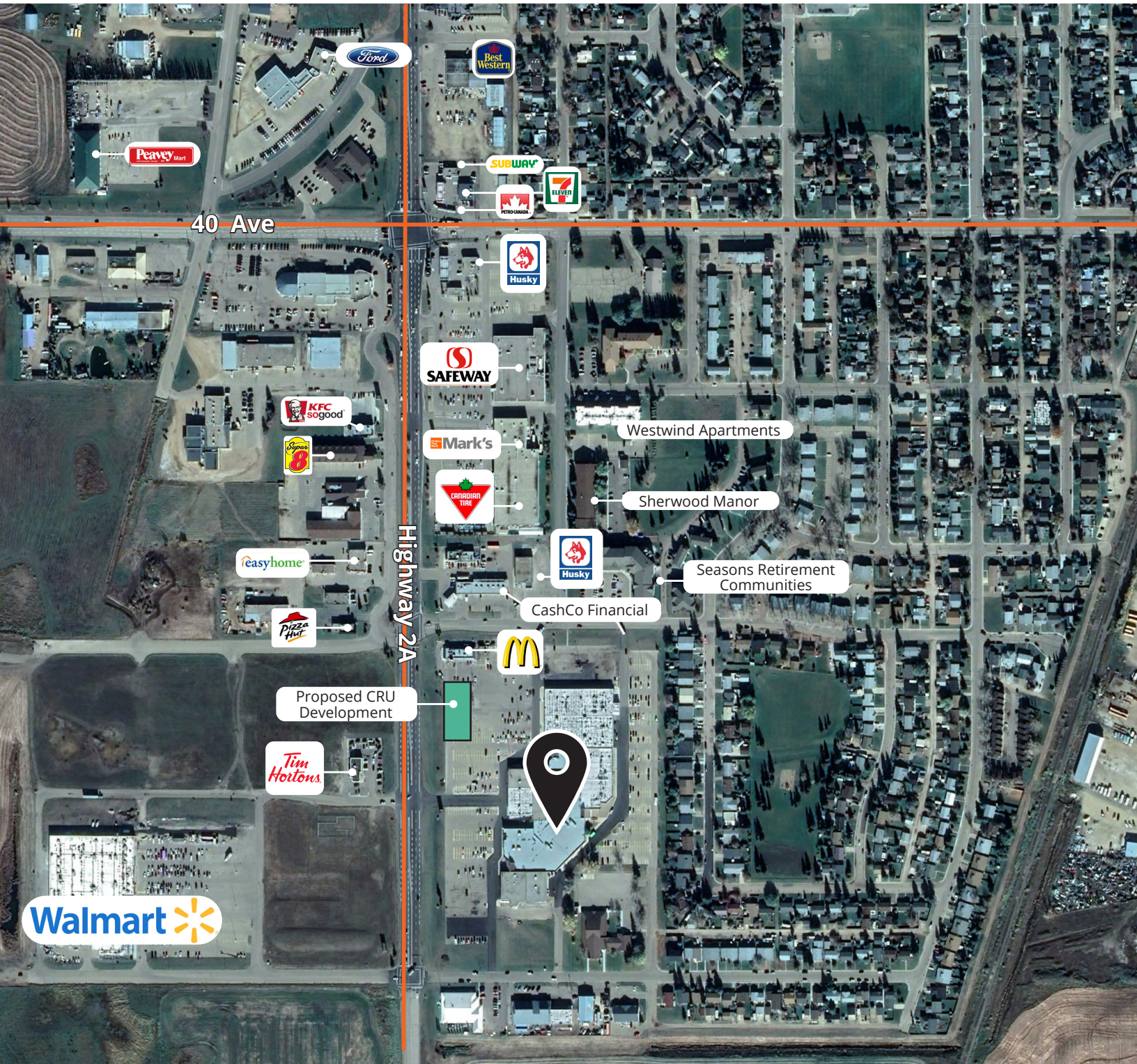
Development Details

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



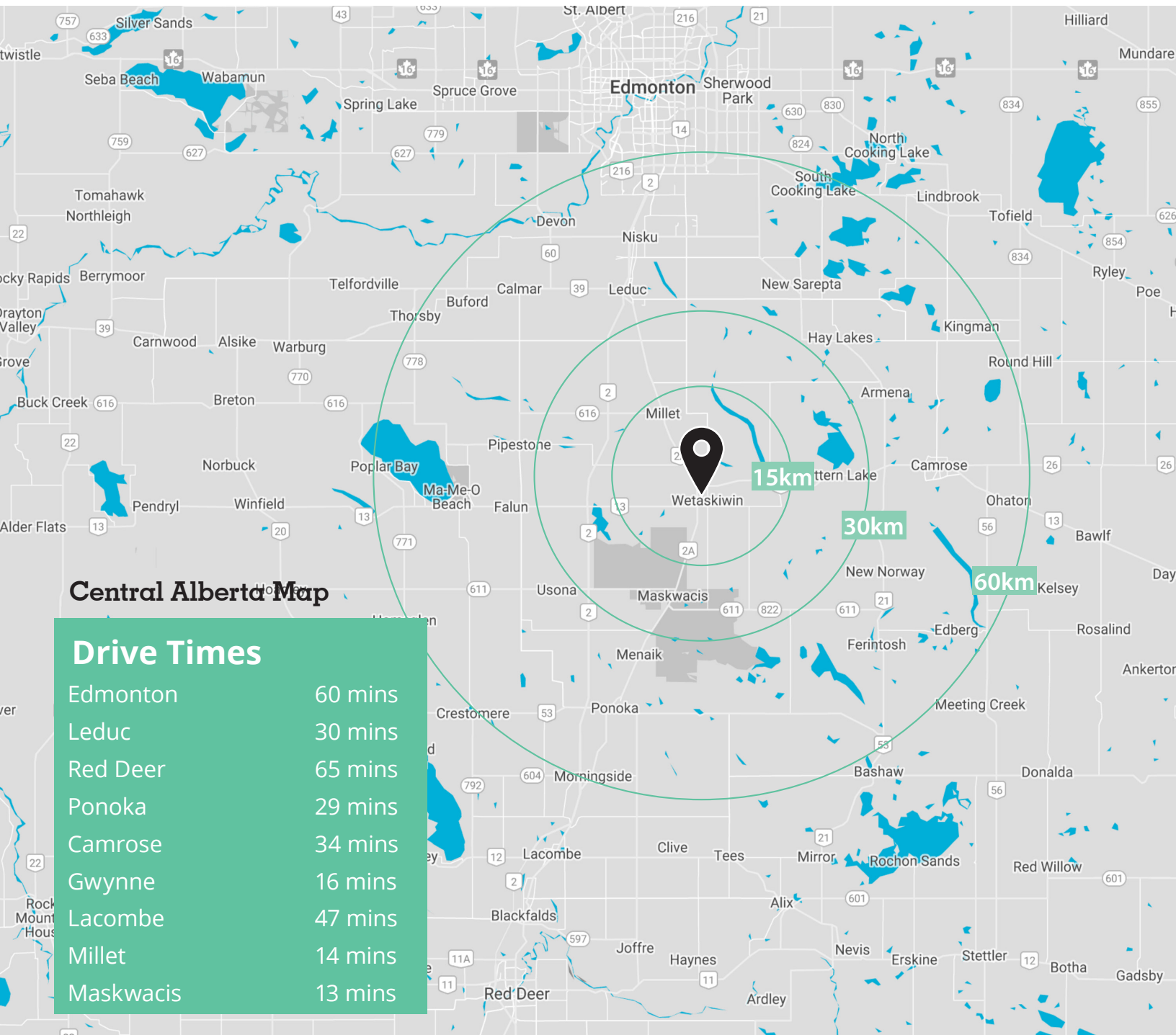
18,270

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



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