

# FOR LEASE



## FORMER HUSKY - RESTAURANT & CONVENIENCE STORE

1041 14 Avenue, Wainwright, AB

**3,865 SF AVAILABLE**

**CUSHMAN & WAKEFIELD  
Edmonton**  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

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**Jamie Topham**  
Partner  
780 994 6916  
[jamie.topham@cwedm.com](mailto:jamie.topham@cwedm.com)

**Devan Ramage**  
Associate  
780 420 1177  
[devan.ramage@cwedm.com](mailto:devan.ramage@cwedm.com)

**Gary Killips, B.COMM.**  
Partner  
780 945 1987  
[gary.killips@cwedm.com](mailto:gary.killips@cwedm.com)

**Cody Miner, B.COMM.**  
Associate  
403 877 9431  
[cody.miner@cwedm.com](mailto:cody.miner@cwedm.com)





# THE OPPORTUNITY

- Partially built out restaurant and convenience store with great exposure along Highway 14.
- Build out includes: Dining room area, kitchen space with hood fan, walk-in cooler, dry storage area, food prep area dish washing area, male & female restrooms and much more! Strategically located along and with direct access to Highway 14.
- Ample electrical & gas service for restaurant user. Average number of vehicles along
- Highway 14 is approximately 7,840.
- High exposure signage available.
- C-3 Highway Commercial Zoning allows for a wide variety of uses.
- Area retailers/businesses include Boston Pizza, KFC, Domino's, Petro Canada, NAPA Auto Parts and Fas Gas.
- Site Features ample on site parking.
- Lease Rate: Market.



## POPULATION

1km	3km	5km
2,852	7,446	7,638



## HOUSEHOLDS

1km	3km	5km
1,206	2,977	3,016



## AVERAGE INCOME

1km	3km	5km
\$112,561	\$114,653	\$114,972



## VEHICLES PER DAY

7,840 on 14 Avenue (Highway 14) in front of property

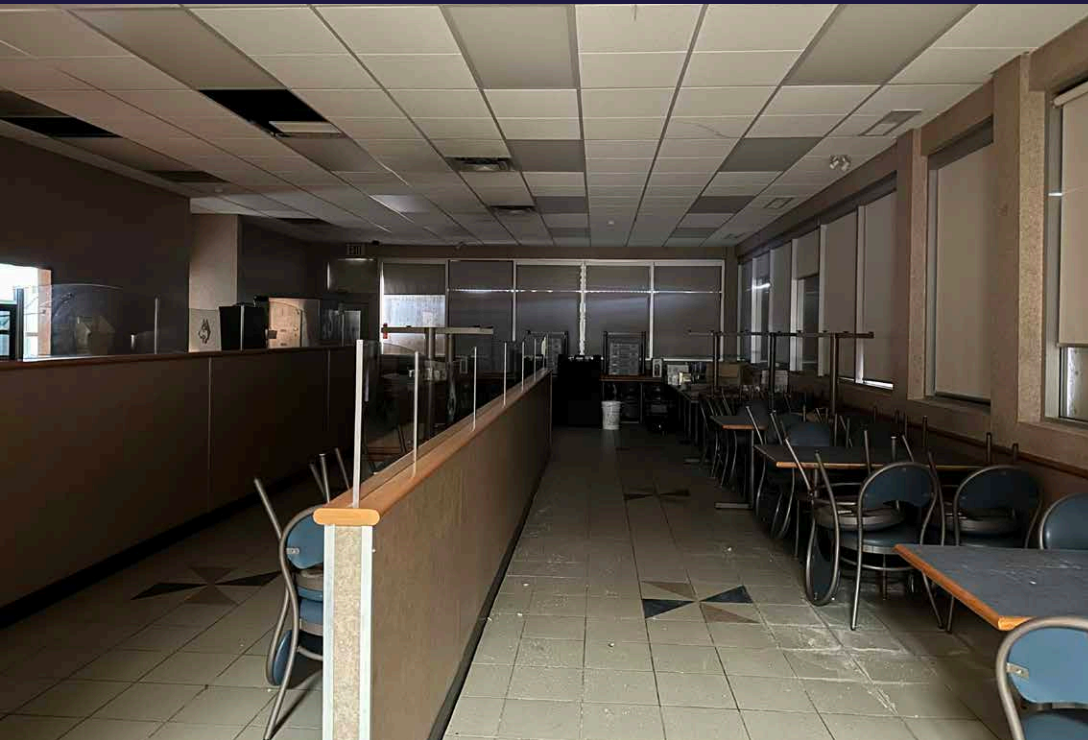


## INTERIOR PHOTOS



# PROPERTY DETAILS

<b>MUNICIPAL ADDRESS:</b>	1041 14 Avenue, Wainwright, AB
<b>LEGAL DESCRIPTION:</b>	Plan 5721, Block 68, Lot 10-15
<b>ZONING:</b>	C3 - Highway Commercial
<b>PARKING AREA:</b>	21 Stalls
<b>DESCRIPTION:</b>	Former Husky gas station and c-store with fixtured restaurant
<b>SIZE:</b>	3,865 SF
<b>LOT AREA:</b>	33,397 SF
<b>ADDITIONAL RENT:</b>	\$11.00 per SF (est. 2023)



## SITE PLAN



# KEEP IN TOUCH



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