FOR LEASE

CUSHMAN & WAKEFIELD
Edmonton



*Disclaimer: Image is a conceptual rendering for illustrative purposes only and does not represent the building's exact current condition or appearance

FORMER HUSKY - STANDALONE RESTAURANT OPPORTUNITY

1041 14 Avenue, Wainwright, AB

3,865 SF AVAILABLE

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
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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

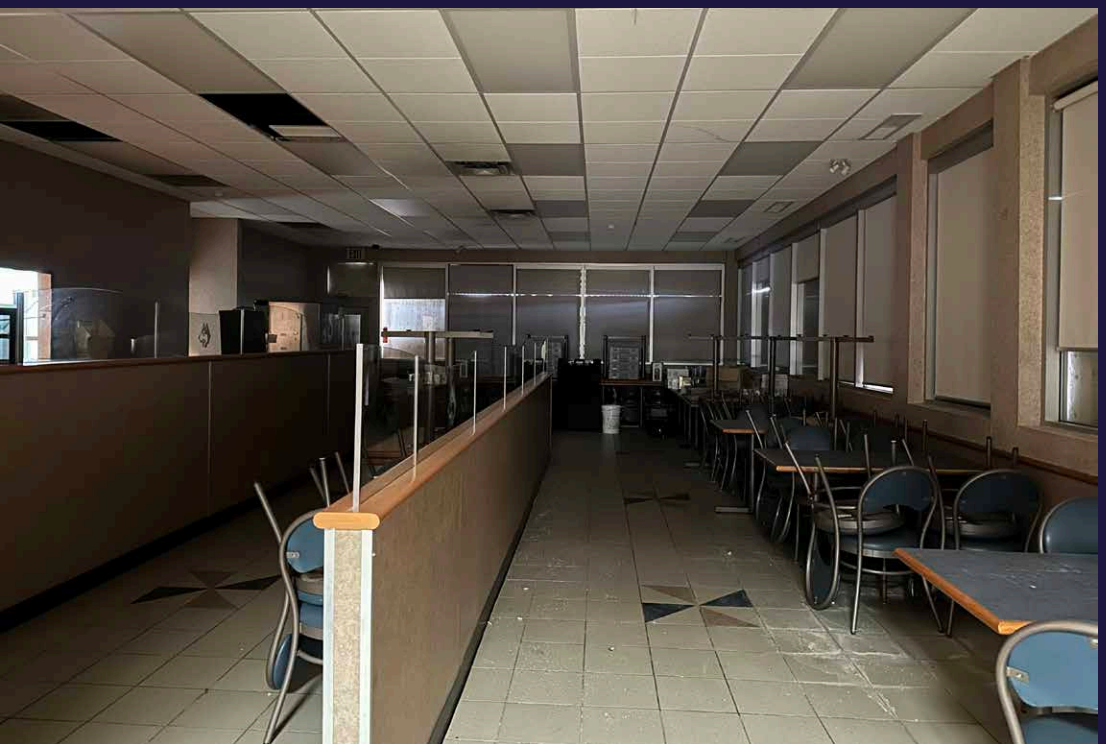
1km	3km	5km
$112,561	$114,653	$114,972

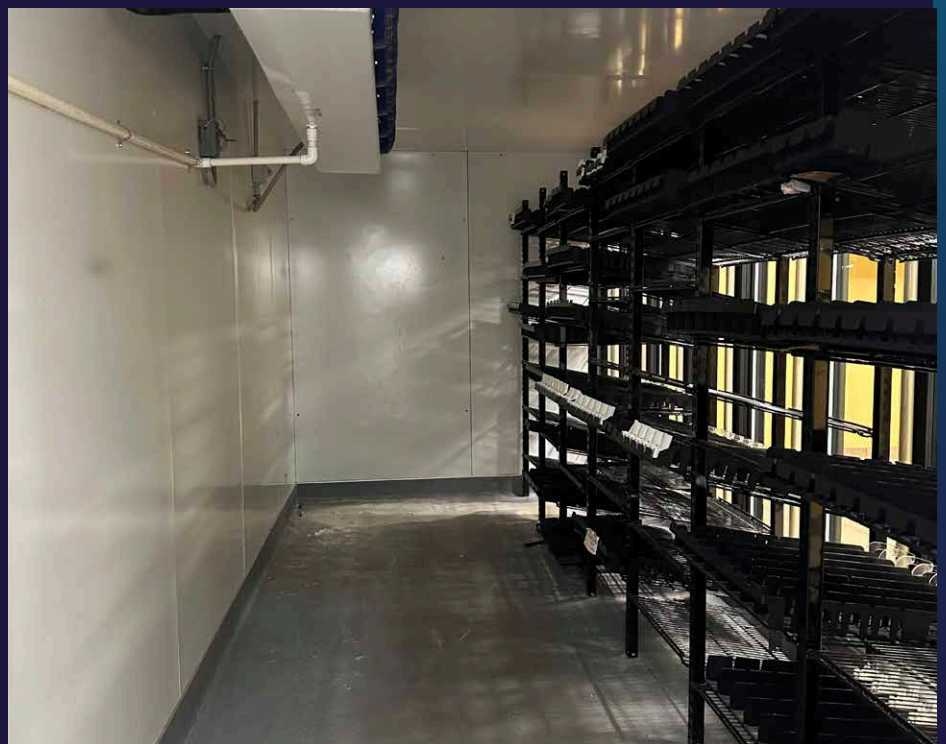
VEHICLES PER DAY

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

INTERIOR PHOTOS







PROPERTY DETAILS

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

SITE PLAN



KEEP IN TOUCH

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