



**1,940 SF AVAILABLE IMMEDIATELY**

### **PROPERTY HIGHLIGHTS**

- Join Dairy Queen, Subway, Pharmasave & Urban Cannabis.
- Strategically located with direct access to Highway 43.
- Average number of vehicles per day is 5,980 along Highway 43.
- High exposure signage opportunities available.
- CH Highway Commercial Zoning allows for a large variety of uses.
- Lease Rate: Market
- Estimated Operating Costs (2025): \$8.29/SF



#### **Devan Ramage**

Associate

**780-420-1177**

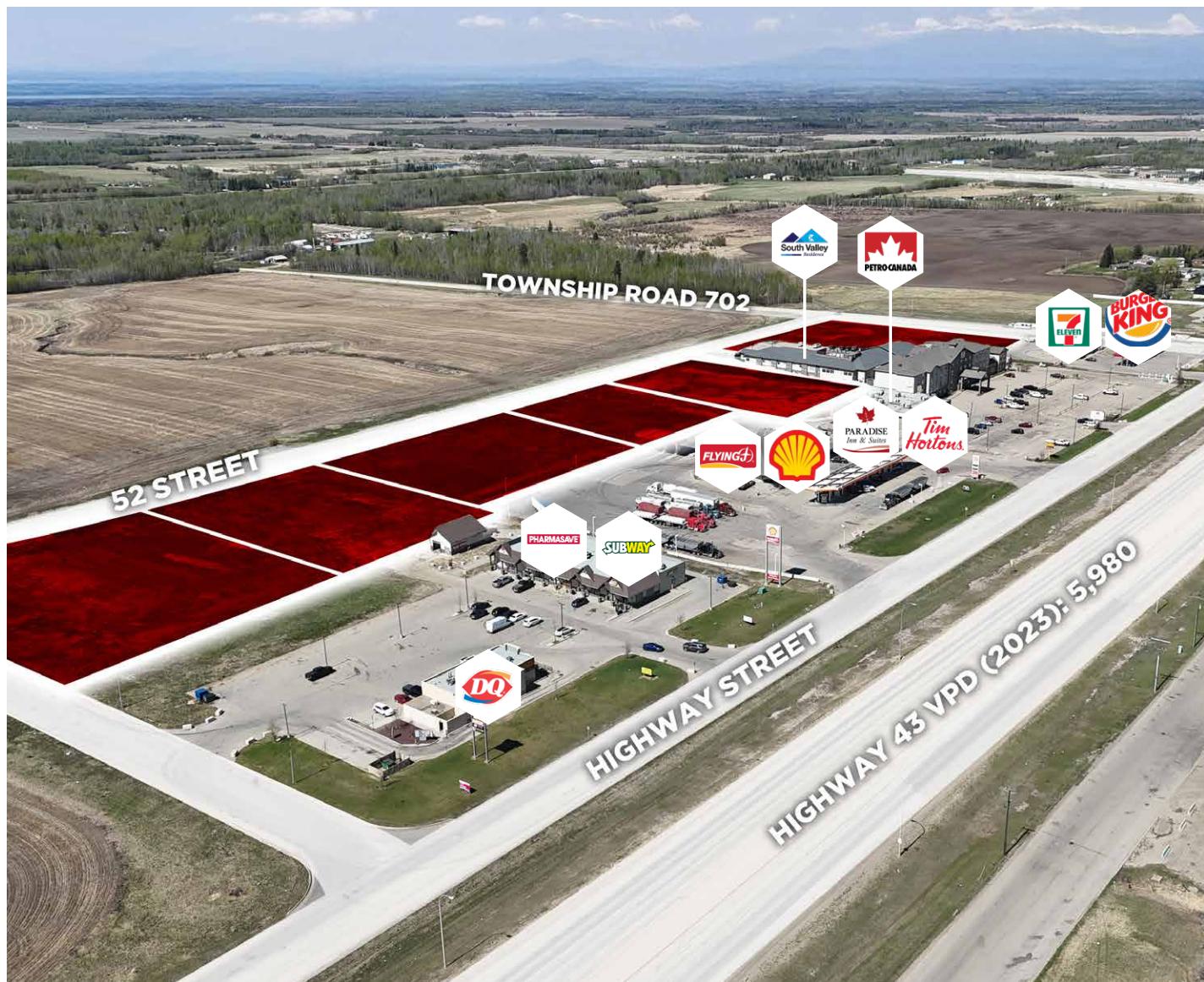
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# PROPERTY DETAILS

Municipal Address:	3808 Highway Street, Valleyview, AB	Lease Rate:	Market
Legal Description:	Plan 13215, Block 1, Lot 8	Estimated Operating Costs:	\$8.29 /SF (2025)
Zoning:	CH - Highway Commercial		

## AERIAL



## DEMOGRAPHICS



### POPULATION

1km	3km	5km
96	1,844	1,920



### HOUSEHOLDS

1km	3km	5km
35	695	728



### AVERAGE INCOME

1km	3km	5km
\$117,706	\$121,488	\$122,016



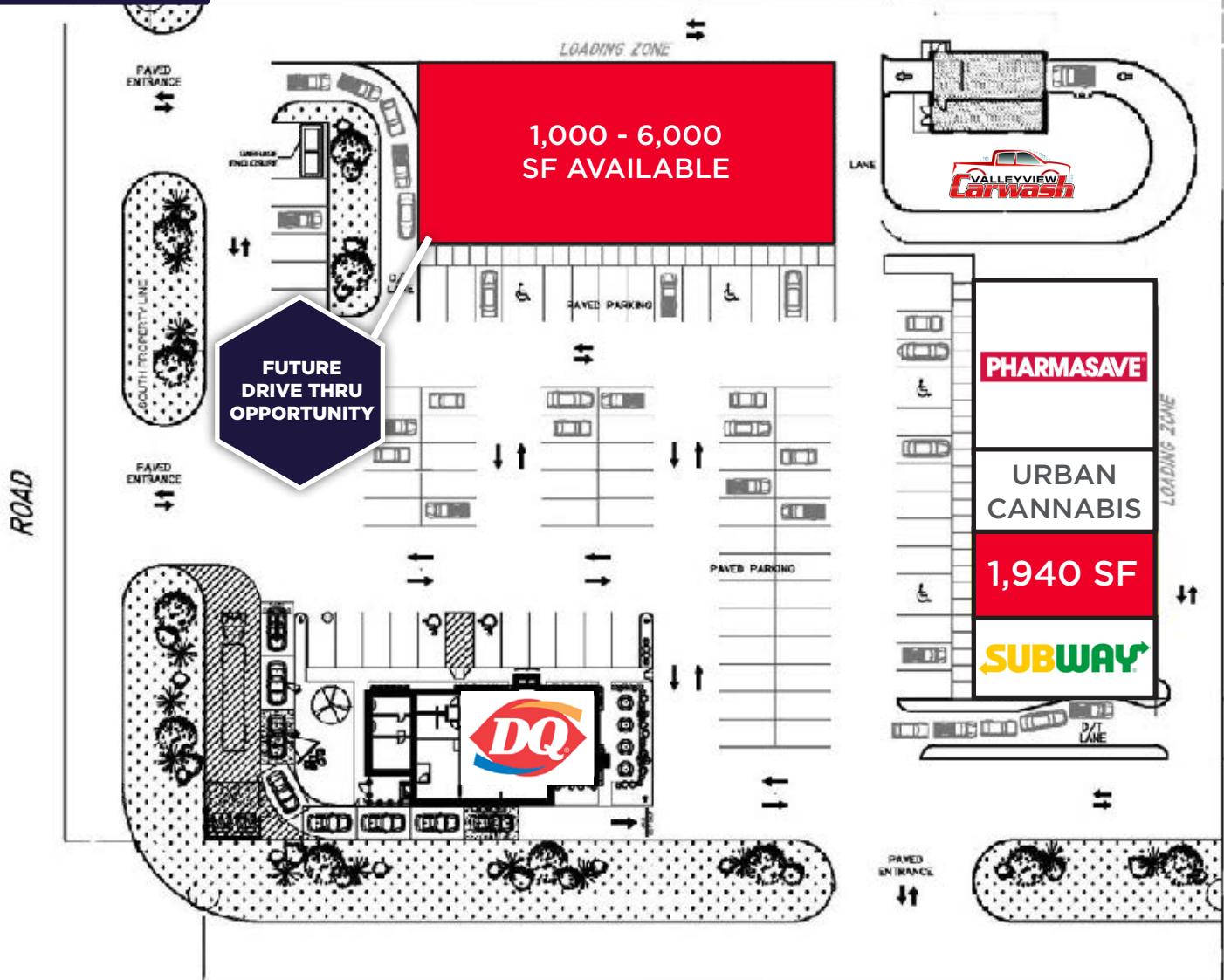
### VEHICLES PER DAY

5,980 on Highway 43  
in 2023

## PROPERTY PHOTOS



# SITE PLAN



**CUSHMAN &  
WAKEFIELD**  
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## Associate

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