



HIGH EXPOSURE INVESTMENT OPPORTUNITY

414 Thickwood Boulevard, Fort McMurray, AB

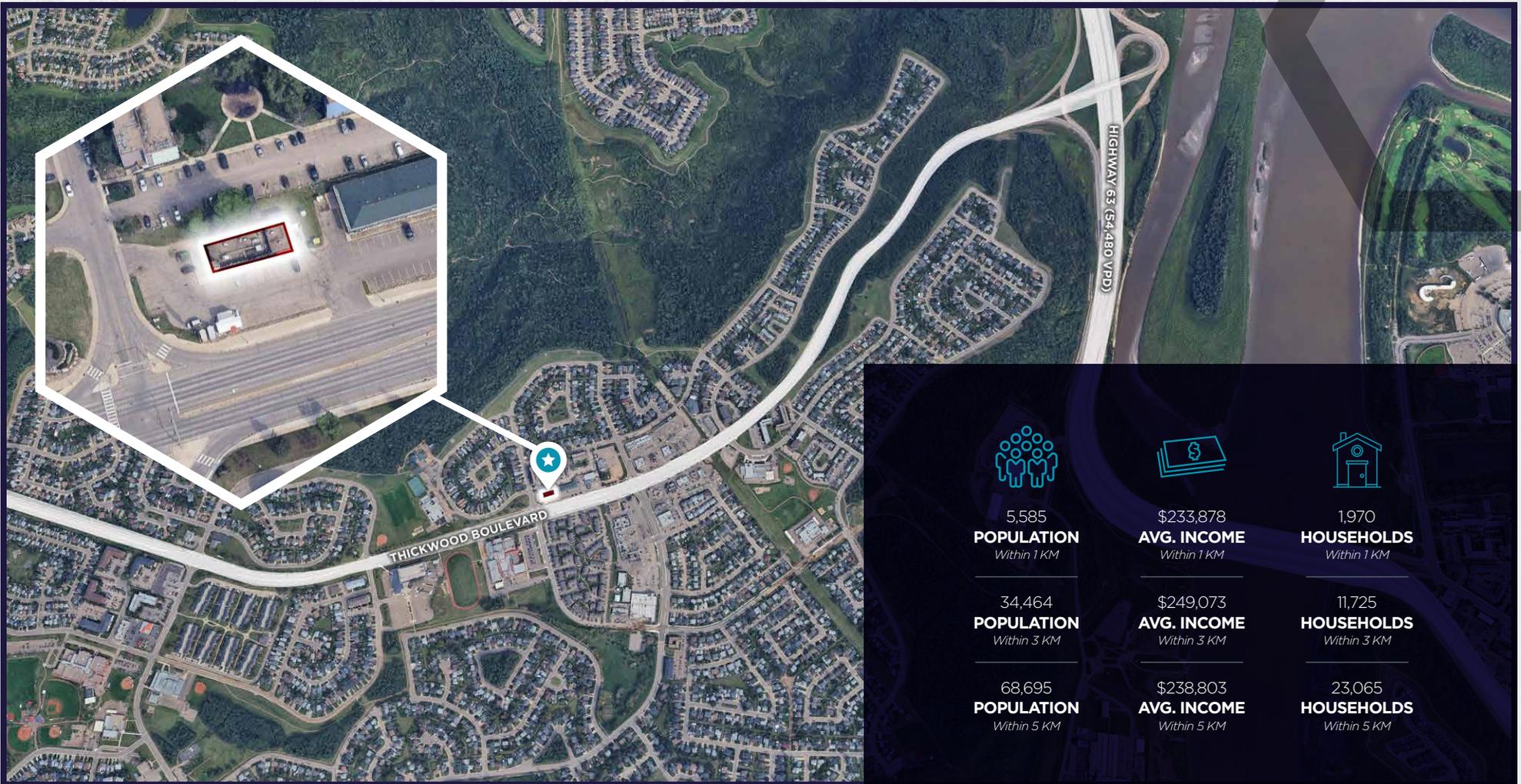
FULLY LEASED RETAIL INVESTMENT

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. May 20, 2025

Ian Stuart
Associate
780 242 9992
ian.stuart@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

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



5,585
POPULATION
Within 1 KM



\$233,878
AVG. INCOME
Within 1 KM



1,970
HOUSEHOLDS
Within 1 KM

34,464
POPULATION
Within 3 KM

\$249,073
AVG. INCOME
Within 3 KM

11,725
HOUSEHOLDS
Within 3 KM

68,695
POPULATION
Within 5 KM

\$238,803
AVG. INCOME
Within 5 KM

23,065
HOUSEHOLDS
Within 5 KM

PROPERTY HIGHLIGHTS

- Fully leased high exposure retail centre
- National tenant and quick serve restaurant space
- Abundant surface parking-36 stalls
- Low site coverage
- 2 Points of access
- Drive through potential
- Pylon signage revenue
- Commercial node in populated residential area

MUNICIPAL ADDRESS	414 THICKWOOD BOULEVARD
LEGAL DESCRIPTION	LOT 7, PLAN 9420944
ZONING	C3 - SHOPPING CENTRE COMMERCIAL DISTRICT
PROPERTY TYPE	RETAIL
LAND SIZE	0.69 ACRES
BUILDING SIZE	±3,000 SF
AVAILABILITY	IMMEDIATE