



FOR LEASE

**PINE PLAZA
LAST UNIT REMAINING!**

3732 Kepler Street, Whitecourt, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Devan Ramage
Associate
780 702 9479
devan.ramage@cwedm.com

Gary Killips
Partner
780 917 8332
gary.killips@cwedm.com

Brett Killips
Partner
780 702 2948
brett.killips@cwedm.com

THE PROPERTY

NEW EXTERIOR FAÇADE PLANNED FOR 2025

- Join Ricky's/FatBurger, BarBurrito, Subway, Pizza 73 and Alps Liquor Discounter!
- Strategically located along and with direct access to Highway 43
- Average number of vehicles along Highway 43 is approximately 18,000
- High exposure Pylon signage available
- C-3 Highway Commercial Zoning allows for a wide variety of uses
- Area retailers/businesses include Boston Pizza, Starbucks, McDonalds, KFC, A&W, Dairy Queen, Wendy's and many others.
- Site Features ample on site parking
 - Lease Rate: Market
- Estimate Operating Costs \$9.50 /SF (2025)
- Legal Description: Plan 0522758, Block 6, Lot 21A



IDEAL FOR:



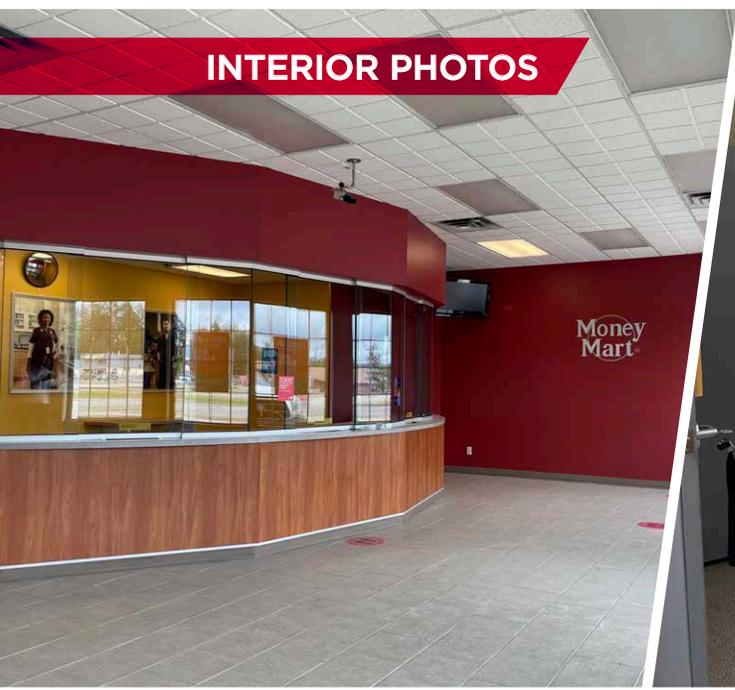
RESTAURANT



RETAIL STORE



MEDICAL USE



DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	2,026	8,270	10,562

	HOUSEHOLDS		
	1km	3km	5km
	768	3,325	4,160

	AVERAGE INCOME		
	1km	3km	5km
	\$153,162	\$132,083	\$136,215

	VEHICLES PER DAY
	Approximately 18,000 on Highway 43 in front of property in 2022



Devan Ramage
Associate
780 702 9479
devan.ramage@cwedm.com

Gary Killips
Partner
780 917 8332
gary.killips@cwedm.com

Brett Killips
Partner
780 702 2948
brett.killips@cwedm.com

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 for properties in question. February 28, 2025