

FOR LEASE

# WHITECOURT COMMERCIAL

5404 49 AVENUE, WHITECOURT, AB

DRIVE-THRU OPPORTUNITIES

±25,600 SF AVAILABLE



CUSHMAN &  
WAKEFIELD  
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## PROPERTY DESCRIPTION

### Municipal Address:

5404 49 Avenue, Whitecourt, AB

### Legal Description:

Plan 8722258

Lot 1, Block 1,

Lot A, Plan 3831HW

Lot 2, Plan 892 0343

### Zoning:

C3 - Highway Commercial

### Land Size:

8.3 Acres

### Availability:

Building A: 15,630 SF

Building B: 3,530 SF

Building C: 6,500SF

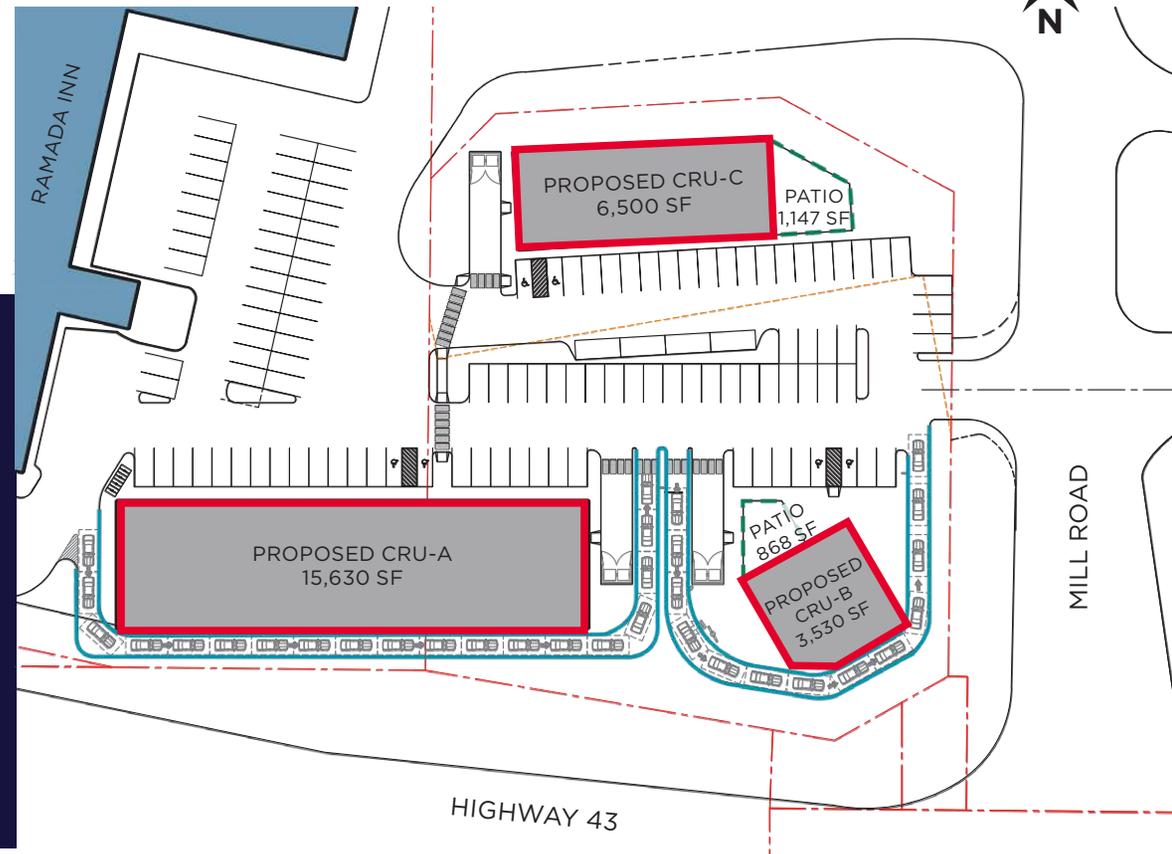
### Parking:

3.2 stalls/1,000 SF

### Operating Cost:

\$12.00 (2026) EST

## SITE PLAN



## DEMOGRAPHICS



123  
**POPULATION**  
*Within 1 KM*

9,792  
**POPULATION**  
*Within 3 KM*

10,945  
**POPULATION**  
*Within 5 KM*



\$139,813  
**AVG. INCOME**  
*Within 1 KM*

\$140,513  
**AVG. INCOME**  
*Within 3 KM*

\$140,458  
**AVG. INCOME**  
*Within 5 KM*



35  
**HOUSEHOLDS**  
*Within 1 KM*

2,550  
**HOUSEHOLDS**  
*Within 3 KM*

2,820  
**HOUSEHOLDS**  
*Within 5 KM*

# FOR LEASE WHITECOURT COMMERCIAL

## PROPERTY HIGHLIGHTS

- ±25,600 square feet of new multi-tenant retail
- Endcap and standalone drive-thru opportunities available
- Direct exposure to over 14,000 vehicles per day along Highway 43
- Flexible bay sizes for QSR, medical, financial services, and general retail
- Convenient access with ample on site parking
- Strong branding exposure via pylon and storefront signage
- Modern building design with flexible demising options

## AERIAL VIEW



# KEEP IN TOUCH



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