



FOR LEASE

CORNERSTONE

SLAVE LAKE

1500 Main Street, Slave Lake, AB

2,091 - 10,165 SF
+ BUILD TO SUIT OPPORTUNITIES

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Jordan Murray
Senior Associate
780 984 4003

jordan.murray@cwedm.com

Devan Ramage
Associate
780-932-2635

devan.ramage@cwedm.com

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

PROPERTY HIGHLIGHTS

- Cornerstone Slave Lake is one of the region's leading power centres and a major retail anchor for the broader Slave Lake trade area.
- The centre delivers a depth of national retail that is uncommon in many regional markets, reinforcing its role as a primary shopping and service destination for surrounding communities, rural residents, Indigenous communities, industry workers, and visitors to the region.
- Retailers at and near the centre include Sobeys, Canadian Tire, Walmart, Staples, Shoppers Drug Mart, Tim Hortons, Dairy Queen, and numerous other recognized national brands.
- Flexible floor plans allow the centre to accommodate a range of retail, restaurant, medical, professional service, and convenience based users.
- Excellent visibility and access at the southwest corner of Highway 2 and Main Street, one of Slave Lake's most important commercial intersections.
- The scale, tenant mix, and location of Cornerstone Slave Lake make it a standout retail destination within north central Alberta.



PROPERTY DETAILS

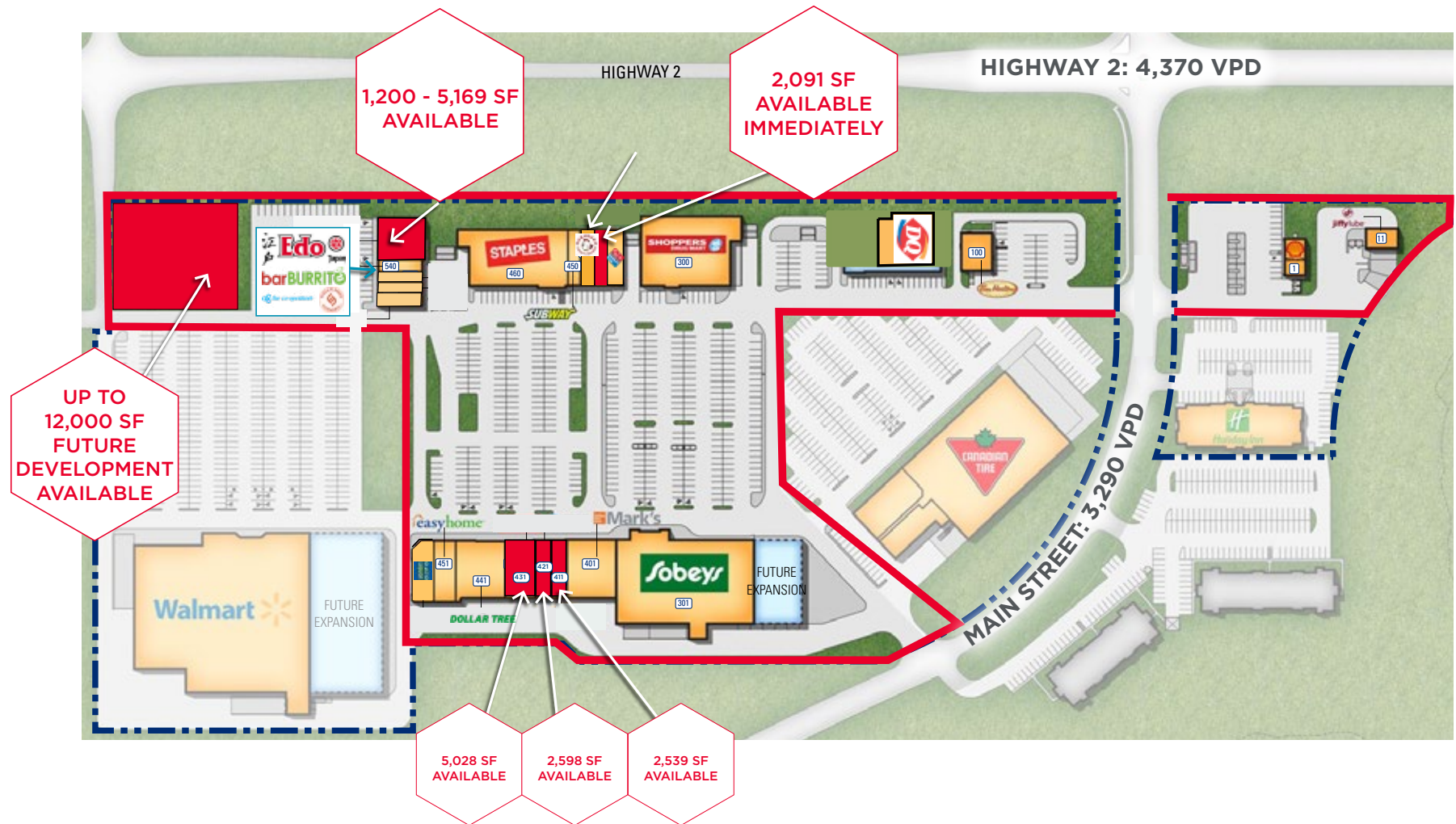
Total Square Feet:	120,799 SF
Total Available:	Build up to 12,000 SF 2,091 SF 2,539 SF 5,169 SF 5,028 SF 2,598 SF
Lease Rate:	Market
Parking Ratio:	5.79 / 1,000 / SF
T.I. :	Negotiable
Additional Rent (Estimate Only):	Taxes: \$3.41 per SF (2026) CAM: \$6.42 per SF (est. 2026), plus management fee
Zoning:	C3 - Highway Commercial District. This site recently underwent a Land Use Bylaw Amendment that will now allow for a variety of Medical and Health (outpatient) uses. Seeking: Dental Clinics, Othodontist Clinic, Denturist, Physiotherapy Clinic, Optometry Clinic, Audiology, and other medical uses!



PROPERTY PHOTOS



SITE PLAN



COMMUNITY PROFILE

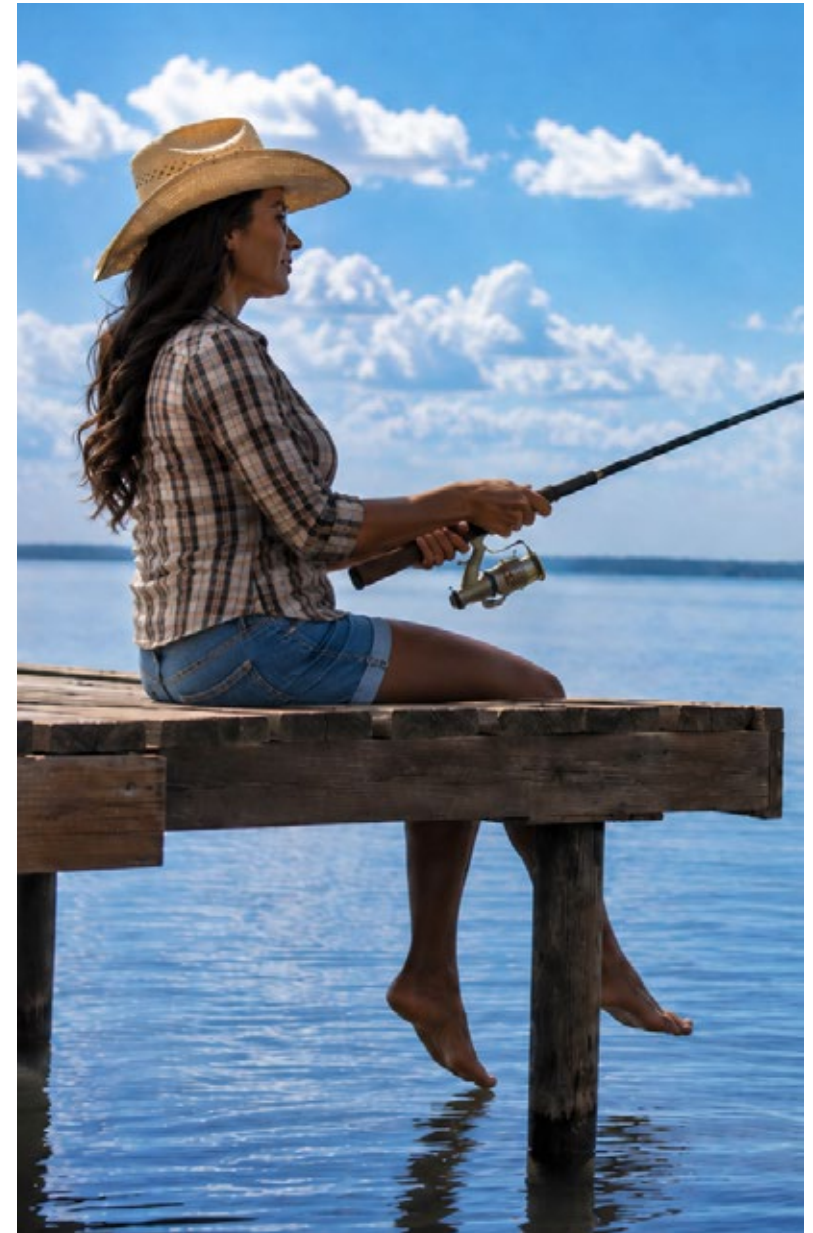
Slave Lake is the commercial and service hub for north central Alberta, serving local residents, surrounding communities, Indigenous communities, and the region's resource industries. Located at the junction of Highways 2 and 88 on the shores of Lesser Slave Lake, the community draws shoppers and businesses from a trade area well beyond its municipal population. As the region's primary retail centre, Slave Lake offers a full range of shopping, healthcare, professional services, education, and government services.

The local economy is supported by forestry, oil and gas, agriculture, tourism, transportation, and public sector employment. Major forestry operations, continued development of the Clearwater oil play, Northern Lakes College, and regional healthcare services generate a strong daytime population and support a diverse mix of national retailers, restaurants, and service providers.



COMMUNITY PROFILE

Slave Lake is also one of Alberta's premier recreation destinations. Situated on the shores of Alberta's largest lake accessible by road, the community attracts visitors year round for boating, fishing, camping, ATVing, snowmobiling, and beach recreation. Annual events such as Riverboat Daze and numerous fishing tournaments and community festivals further strengthen Slave Lake's role as both a tourism destination and a regional shopping centre



PROPERTY PHOTOS



**CUSHMAN &
WAKEFIELD**
Edmonton

Jordan Murray
Senior Associate
780 984 4003

jordan.murray@cwedm.com

Devan Ramage
Associate
780 420 1177

devan.ramage@cwedm.com

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