

FOR LEASE

PRINCE PLAZA

3547 CAXTON STREET,
WHITECOURT, AB



DRIVE THRU OPPORTUNITY!

±1,000 - 6,500 SF AVAILABLE

Cushman & Wakefield Edmonton
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PROPERTY HIGHLIGHTS

Area retailers/businesses include: Ricky's, Fatburger, Bar Burrito, Boston Pizza, Starbucks, McDonalds, KFC, A&W, Dairy Queen, Wendy's, and many others.

Strategically located with direct access to Highway 43.

High exposure signage opportunities available.

C-7 Hilltop Commercial Zoning allows for a large variety of uses.

Lease Rate: Market

Estimated Operating Costs (2026): \$10.00 /SF

Site features ample on-site parking



SITE

AREA DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	2,020	7,175	10,782

	HOUSEHOLDS		
	1km	3km	5km
	727	2,801	4,052

	AVERAGE INCOME		
	1km	3km	5km
	\$157,518	\$136,311	\$140,478

PROPERTY DESCRIPTION

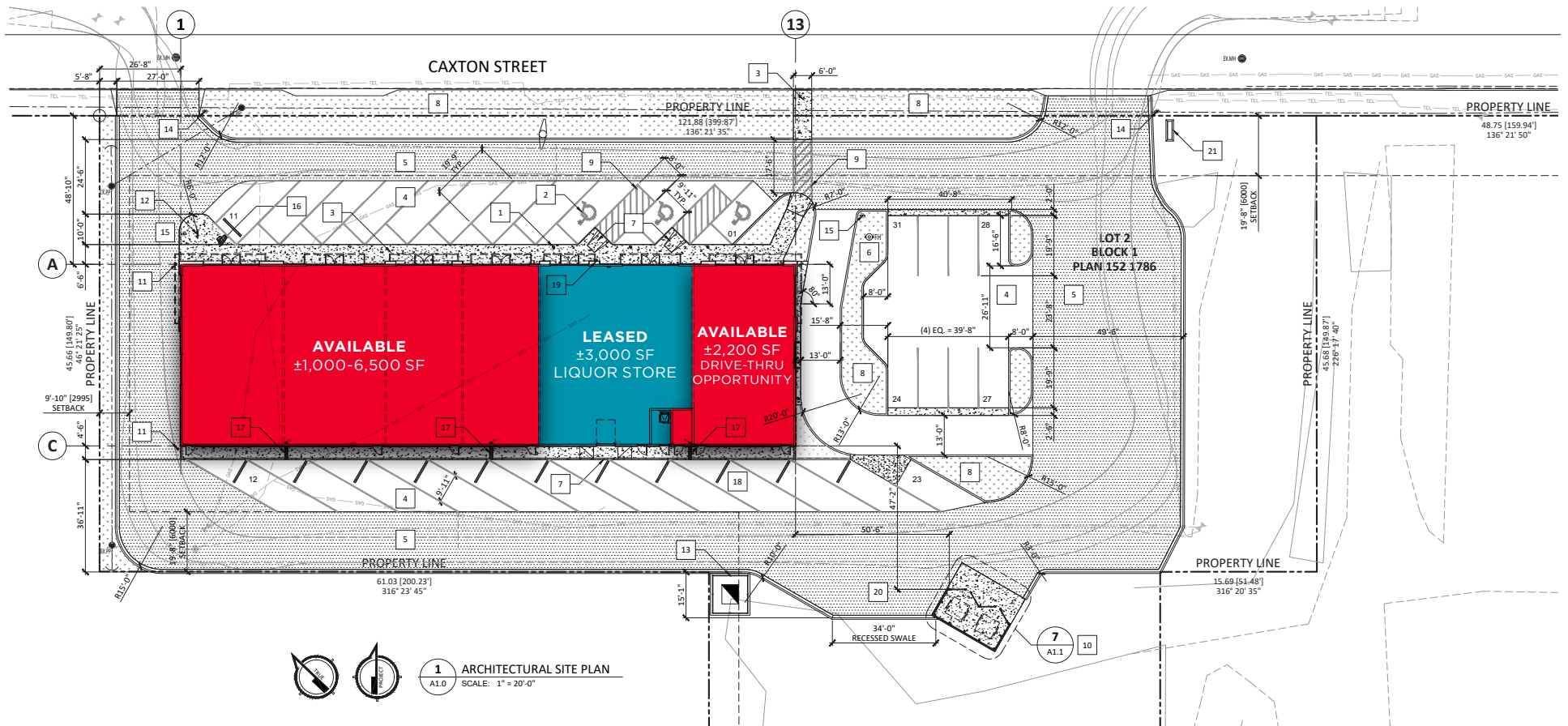
LEGAL DESCRIPTION
Plan 1521786, Block 1, Lot 2

ZONING
C-7 Hilltop Commercial Zoning

SITE PLAN



Highway 43 (14,940 VPD 2025)



AERIAL



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