

FOR LEASE

±40,613 Sq. Ft.

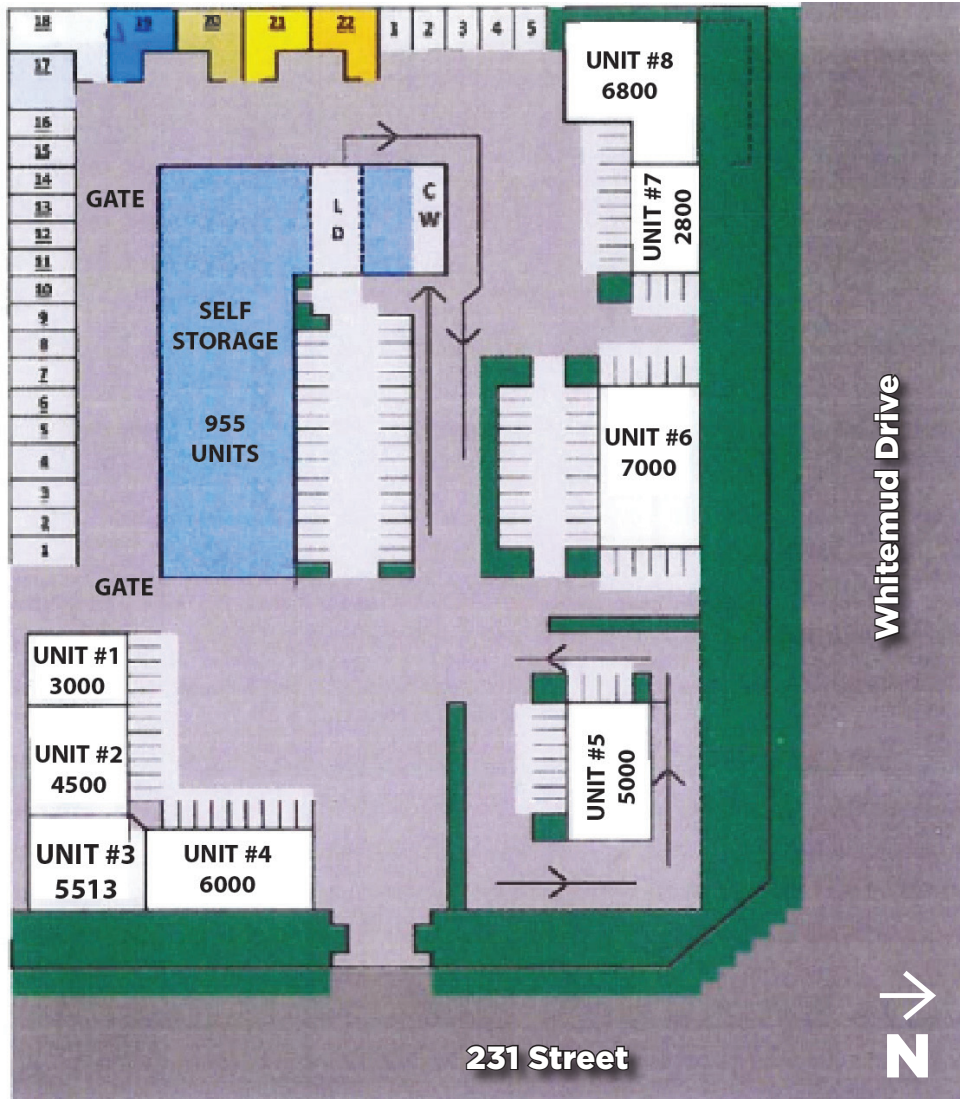
LIZOTTE
AND ASSOCIATES REAL ESTATE INC



RETAIL CRUs AND DRIVE-THRU OPPORTUNITIES ON CORNER SITE

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RETAIL CRUs AND DRIVE-THRU OPPORTUNITIES



***Construction start Winter 2025**

PROPOSED SPACES

- Drive-thru Format – $\pm 5,000$ Sq. Ft.
- CRUS – $\pm 2,800 - 19,013$ Sq. Ft.
- Freestanding Building – $\pm 7,000$ Sq. Ft.

ADDITIONAL INFORMATION

- Exposure to White Mud Drive and 231 Street
- Proximity to the River Cree Casino and multiple community amenities
- Built to suit opportunities for CRUs, drive-thrus, and freestanding retail
- In proximity to multiple new residential communities

Property Information

Municipal Address: SW Corner 231 Street and Whitemud Drive, Enoch, AB

Legal Description: NE-23-52-26-04

Gross Leasable Area: $\pm 40,613$ Sq. Ft.

Lot Size: ± 7 Acres

Contact

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PROJECTS IN AREA

677 million in proposed and under construction projects in a 3km radius.
With projects such as:

- River Cree Resort and Casino expansion
- Edmonton Recovery Community
- Lewis Farms Recreation Centre
- Rosenthal Flats apartment building
- New K-6 School in Rosenthal



DEMOGRAPHICS (SUPPLIED BY COSTAR) 3KM RADIUS

- Estimated 2023 Population **19,961**
- Average household income **\$133,246**
- Median Age **35.3**



*Proposed rendering for CRUs

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