

FOR LEASE

**ALASKA HIGHWAY
REDEVELOPMENT
OPPORTUNITY**

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OPPORTUNITY**

3515 Caxton 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

REDEVELOPMENT OPPORTUNITY

TOTAL LOT SIZE: ±2 ACRES/20,000 SF

- 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
- Average number of vehicles per day is over 18,000 along Highway 43
- High exposure signage opportunities available.
- C7 - Hilltop Commercial Zoning allows for a large variety of uses
 - Site features ample on-site parking
 - Lease Rate: Market



IDEAL FOR:



DRIVE THRU
FOOD SERVICE



RESTAURANT



RETAIL STORE





MEDICAL USE


PROPERTY PHOTOS




DEMOGRAPHICS

POPULATION			
	1km	3km	5km
	1,453	6,385	11,175

HOUSEHOLDS			
	1km	3km	5km
	527	2,488	4,091

AVERAGE INCOME			
	1km	3km	5km
	\$155,975	\$146,202	\$151,086

VEHICLES PER DAY			
	Approximately 12,590 on Highway 43 in front of property in 2022		
			



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