



#5 - 3184 Du Quai Av, Wendover

PRIME Retail *for* LEASE



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AREA SUMMARY

#5 - 3184 Quai Av

Location/Map

Located in the Placentia and Alfred Township is the town of Wendover. One of the key factors contributing to continued steady growth in Wendover is its proximity to the Ottawa area. Wendover has a beautiful natural landscape with many parks within walking distance of the towns centre.

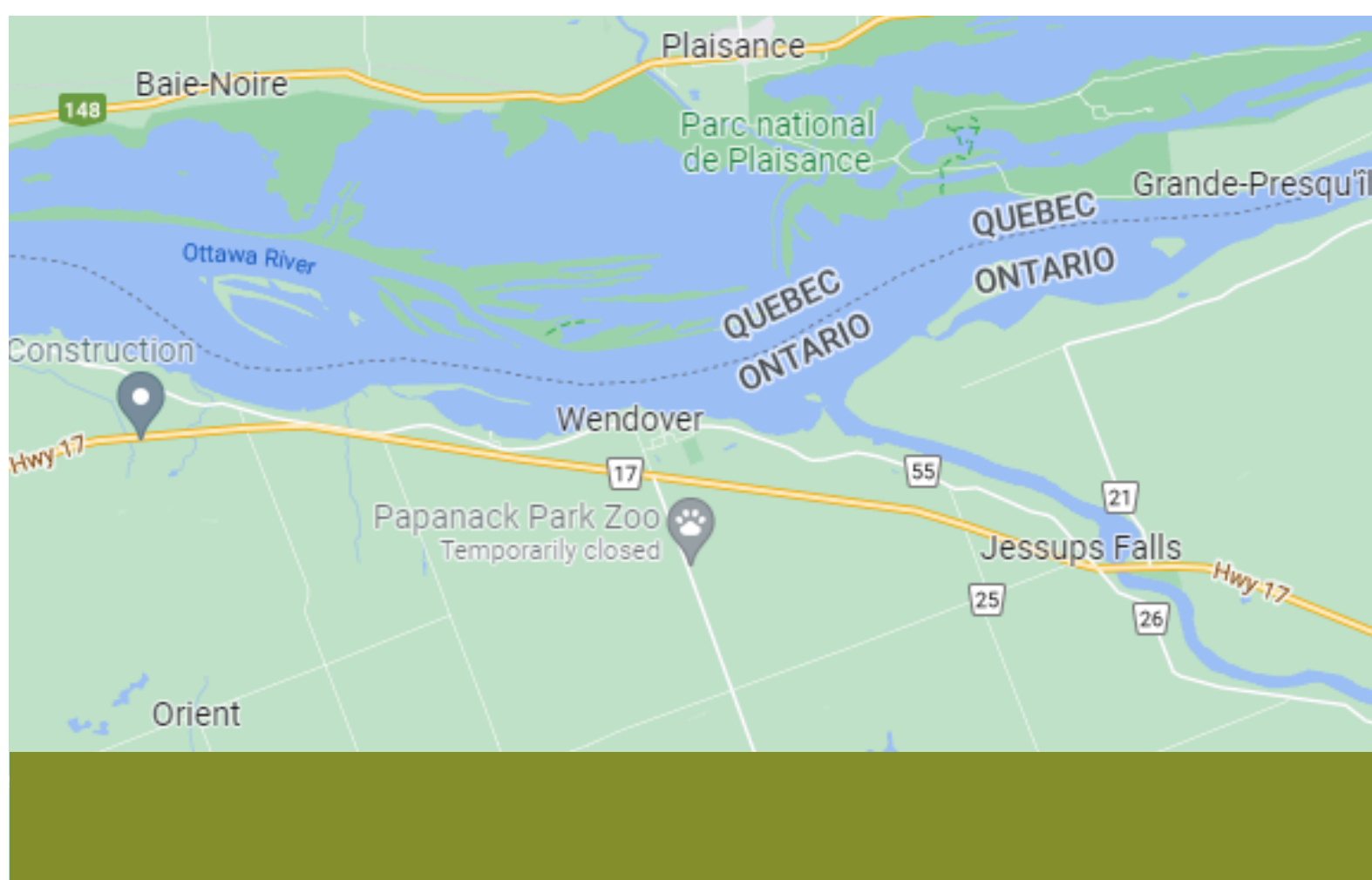
- Highway 17
- Lucien-Delorme Community Centre
- Paws Park
- Wendover Family Restaurant & Pizzeria
- Pharmasave Wendover

Community and Development

With a population of 8000, Wendover is a growing town with rapid housing development underway. The area of Wendover has 118 homes built in the year of 2022 and 2023, with an expected development of 150 more properties in the years to come.

As a result of the towns growing population, it holds the Wendover Branch Library and Saint-Joseph Elementary school and many other schools located in nearby towns such as Rockland, Placentia, and Alfred.

Families have grown and prospered within Wendover's community as they can partake in an array of sports and leisure groups such as Hockey, Softball, and Snow Shoeing. With Wendover being a family oriented town, there are many activities and events throughout the year that strengthens the towns roots and relationships.



PROPERTY SNAPSHOT

#5 - 3184 Quai Ave

Property Description

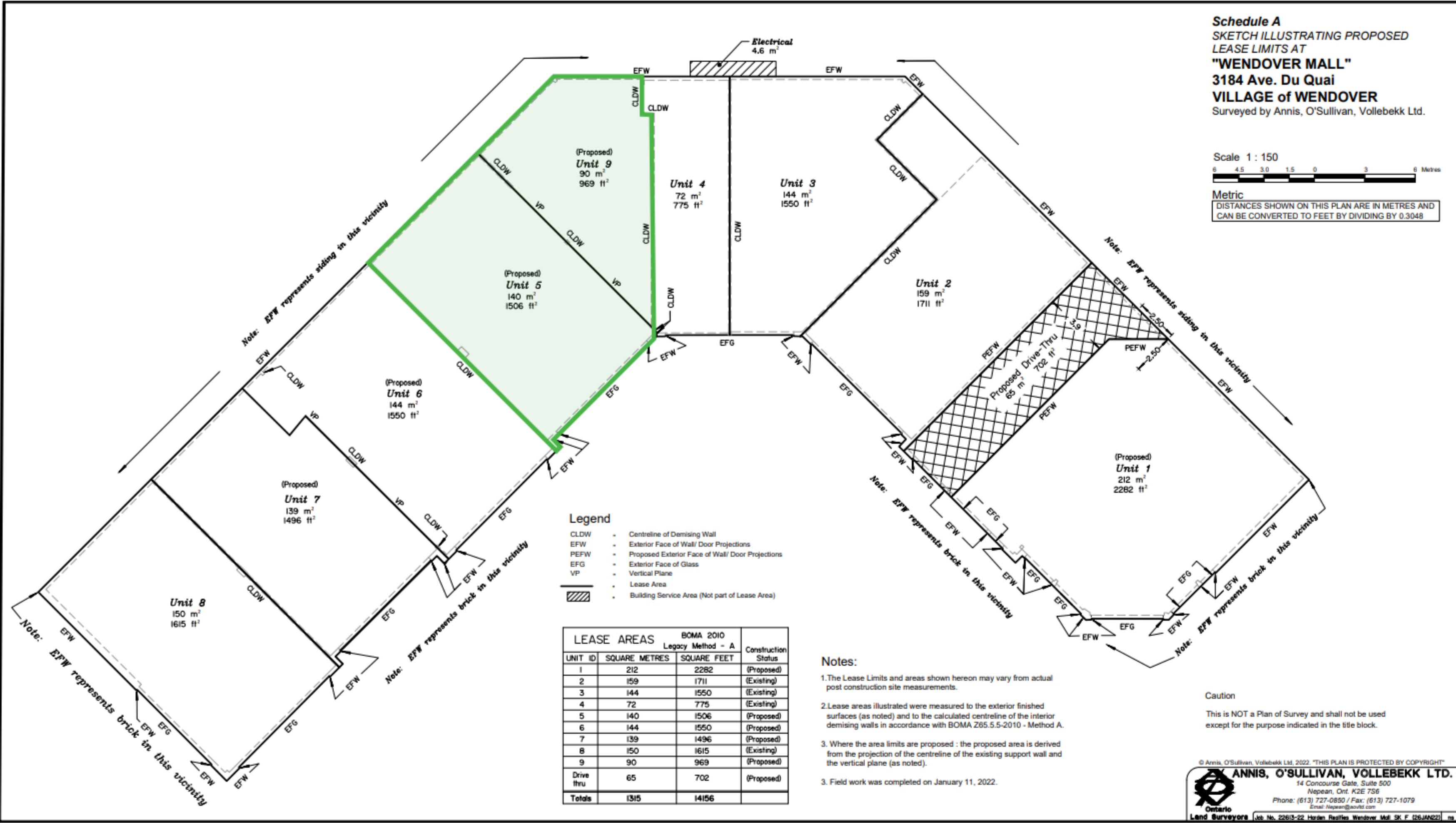
GREAT opportunity to relocate, expand or start your business here!
With lots of houses being built around the plaza and traffic along the Highway 17, making your business visible. Join Tim Hortons, Pharmasave pharmacy, physio, restaurant and jewelry store. Don't miss out on opening your business in this untapped market.



Property Attributes

| | |
|--------------------|----------------|
| Type of Space | Plaza |
| Building Sq. ft | 14,000 |
| Lot Size | 1.66 acres |
| Unit Size | 2, 475 sq. ft |
| Lease Rate | \$20.00/sq. ft |
| Operating Expenses | \$5.56/ sq. ft |
| Parking | 70 spaces |





Property Photos - Exterior

3184 Quai Av



Property Photos - Exterior

3184 Quai Av



