



4331 HIGHWAY 16, WABAMUN, AB

AVISON
YOUNG

Wabamun, Niton, & Sicamous
Travel Centres



4912-18 - 50 AVENUE, NITON JUNCTION, AB



530-534 MAIN STREET, SICAMOUS, BC

THE OFFERING

EXECUTIVE SUMMARY

Avison Young Commercial Real Estate Services, LP (“Avison Young” or the “Advisor”) is pleased to offer for sale a 100% freehold interest in Wabamun, Niton Junction, and Sicamous Travel Centres (the “Property”, “Properties” or “Offering”).

The Offering comprises of three highly-visible travel centres strategically located across Alberta and British Columbia:

- 4331 Highway 16, Wabamun, AB
- 4912-4918 - 50 Avenue, Niton Junction, AB
- 530-534 Main Street, Sicamous, BC

The Niton Junction Travel Centre and Sicamous Travel Centre are being sold vacant. The Wabamun Travel Centre is tenanted by Tim Hortons, with the remaining CRU space and fuel station vacant.

Each location benefits from prominent arterial exposure, established traffic patterns, and proximity to major transportation corridors, supporting consistent fuel, convenience and quick service restaurant performance. Located in growing communities and highway-adjacent areas, the Properties are well-suited for investors targeting resilient, value-add assets in the essential services sector.

The Properties are available for purchase together or separately, with a bid deadline that will be set shortly.

For more information, please reach out to a member of the advisory team.

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4331 Highway 16, Wabamun, AB



4912-4918 - 50 Avenue, Niton Junction, AB



530-534 Main Street, Sicamous, BC

SIGN CA (NITON JUNCTION)

SIGN CA (WABAMUN & SICAMOUS)

REGIONAL

LOCATION OVERVIEW

Drive times

WABAMUN

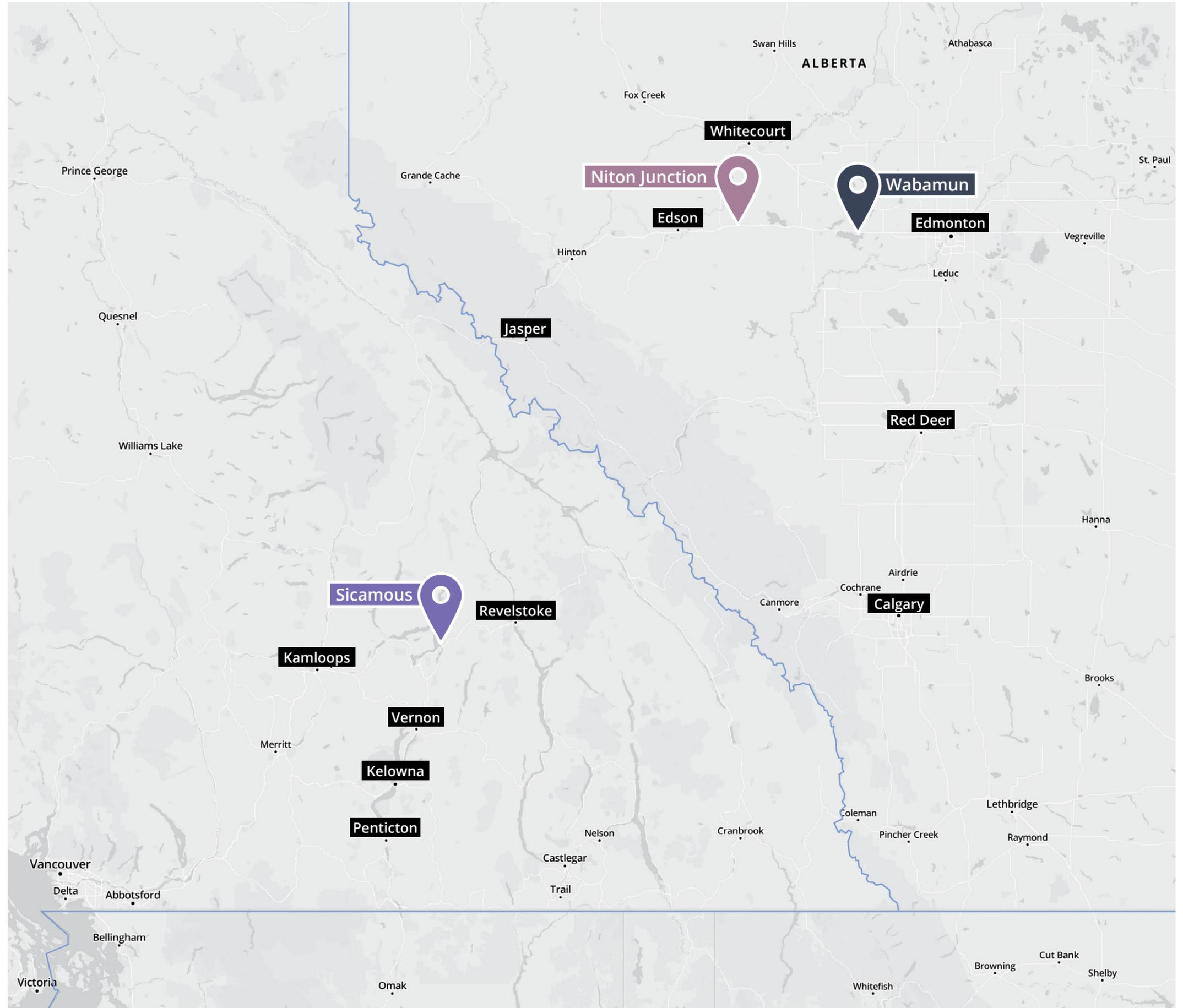
- 35 minutes to Edmonton
- 1 hour 13 minutes to Whitecourt
- 1 hour 17 minutes to Edson
- 2 hours 10 minutes to Red Deer
- 3 hours 10 minutes to Calgary

NITON JUNCTION

- 30 minutes to Edson
- 57 minutes to Whitecourt
- 1 hour 27 minutes to Edmonton
- 2 hours 13 minutes to Jasper
- 2 hours 39 minutes to Red Deer

SICAMOUS

- 52 minutes to Revelstoke
- 59 minutes to Vernon
- 1 hour 44 minutes to Kamloops
- 1 hour 51 minutes to Kelowna
- 2 hours 40 minutes to Penticton



WABAMUN

PROPERTY SUMMARY

MUNICIPAL ADDRESS
4331 Highway 16, Wabamun, AB

LEGAL DESCRIPTION
Plan 8822309; Block 1

YEAR BUILT
2020

SITE SIZE
4.82 acres

LEASABLE AREA
+/- 10,200 sf

LAND USE
LCD Zoning Class

PREVIOUS FUEL BANNER
Shell

CURRENT TENANT
Tim Hortons

FORMER TENANTS
Burger King, KFC

PROPERTY TAX
\$57,984



WABAMUN

LOCATION SUMMARY

Wabamun is a small lakeside community located west of Edmonton along the Yellowhead Highway in Alberta. Known for its recreational appeal and proximity to Wabamun Lake, the area attracts tourists and seasonal visitors for boating, fishing, and lakeside living. Historically supported by power generation and rail activity, Wabamun is shifting toward tourism and residential development as its key growth sectors. Its strategic location and natural surroundings make it an emerging destination for those seeking both investment potential and outdoor lifestyle.

Trade demographics



26,775

Population



5.40%

Population growth



9,884

Households



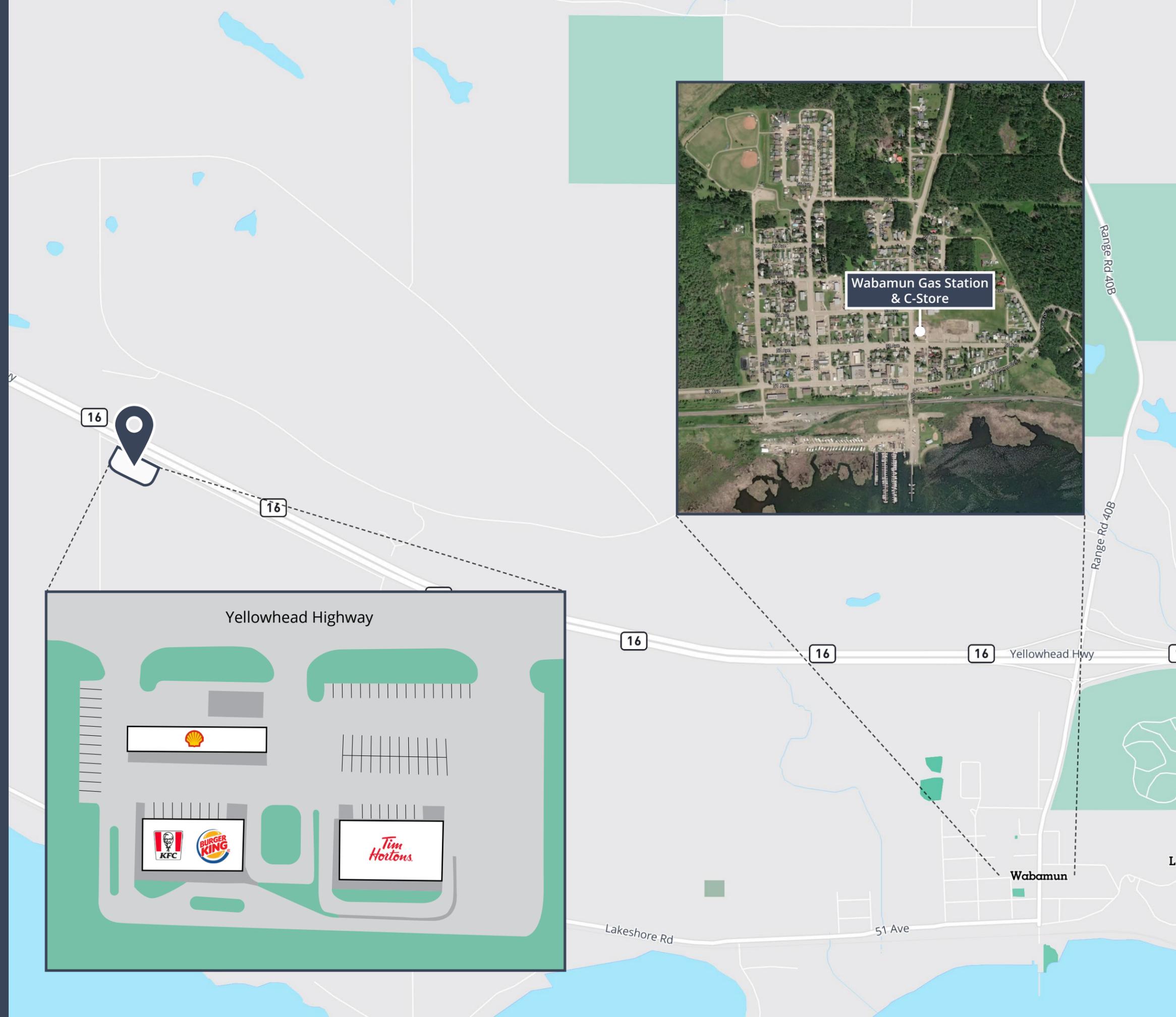
\$117,801

Average household income



45.2

Median Age



NITON JUNCTION

PROPERTY SUMMARY

MUNICIPAL ADDRESS

4912-4918 - 50 Avenue,
Niton Junction, AB

LEGAL DESCRIPTION

Plan 1222207; Block 1; Lot 12
Plan 8222464; Block 1; Lot 8

YEAR BUILT

2005

SITE SIZE

4.26 acres

LEASABLE AREA

+/- 3,400 sf

LAND USE

Commercial District

PREVIOUS FUEL BANNER

Shell

FORMER TENANTS

KFC, Subway

PROPERTY TAX

\$52,995



NITON JUNCTION

LOCATION SUMMARY

Niton Junction is a rural hamlet situated along Highway 16 between Edmonton and Jasper. It serves as a vital service point for highway travelers and local industries, including forestry, oil and gas, and transportation. While small in population, Niton Junction plays an important logistical role in west-central Alberta and is surrounded by abundant natural resources. Its strategic location on the Yellowhead corridor positions it well for future growth in resource development and roadside commercial services.

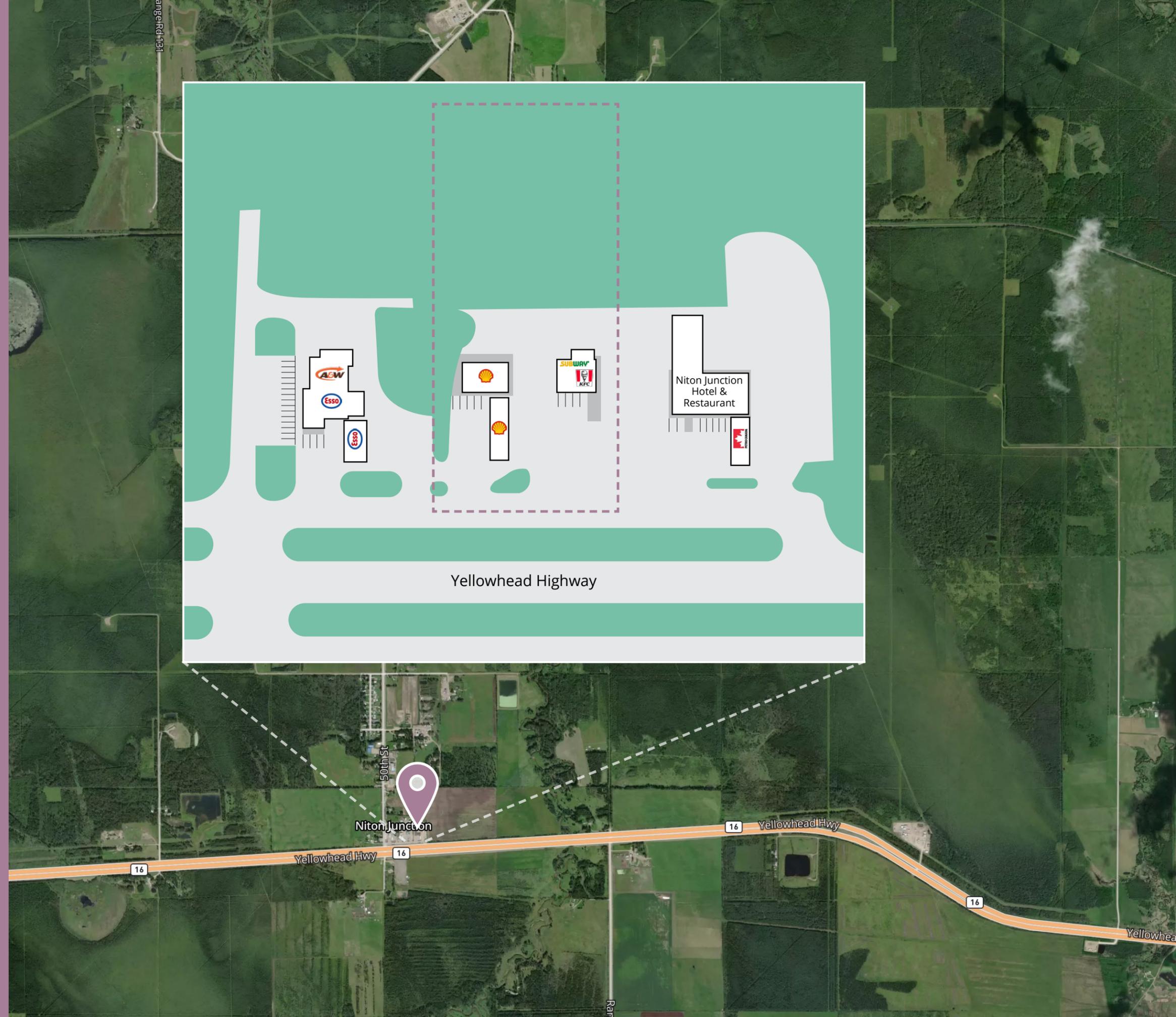
Trade demographics

 **2,998**
Population

 **1,203**
Households

 **\$92,929**
Average household income

 **44.4**
Median Age



SICAMOUS

PROPERTY SUMMARY

MUNICIPAL ADDRESS

530-534 Main Street, Sicamous, BC

LEGAL DESCRIPTION

Lot 1 District Lot 497 Kamloops Division
Yale District Plan 12390
Lot 2 District Lot 497 Kamloops Division
Yale District Plan 2371 Except Plans
B7355, 12390, 13401, H664, KAP57835,
KAP63992, EPP61095 and EPP109190

YEAR BUILT

2017 & 2024

SITE SIZE

2.45 acres

LEASABLE AREA

+/- 7,200 sf

PREVIOUS FUEL BANNER

Petro-Canada

FORMER TENANTS

KFC, Pizza Hut, Burger King

PROPERTY TAX

\$24,341



SICAMOUS

LOCATION SUMMARY

Sicamous is a picturesque town located in British Columbia's Shuswap region, known as the "Houseboat Capital of Canada." Positioned between Shuswap Lake and Mara Lake, Sicamous thrives on a tourism-driven economy, with peak activity in the summer months. The community has also seen steady residential growth, attracting retirees, families, and recreational property investors. With its strong seasonal economy, stunning natural surroundings, and access to major highways, Sicamous continues to build on its reputation as a four-season destination and lifestyle community.

Trade demographics

 **39,194**
Population

 **8.20%**
Population growth

 **15,008**
Households

 **\$103,178**
Average household income

 **52.7**
Median Age



Get in touch

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