

FOR LEASE
FORMER HUSKY - FIXTURED RESTAURANT
1041 14 Avenue, Wainwright, AB
3,865 SF AVAILABLE



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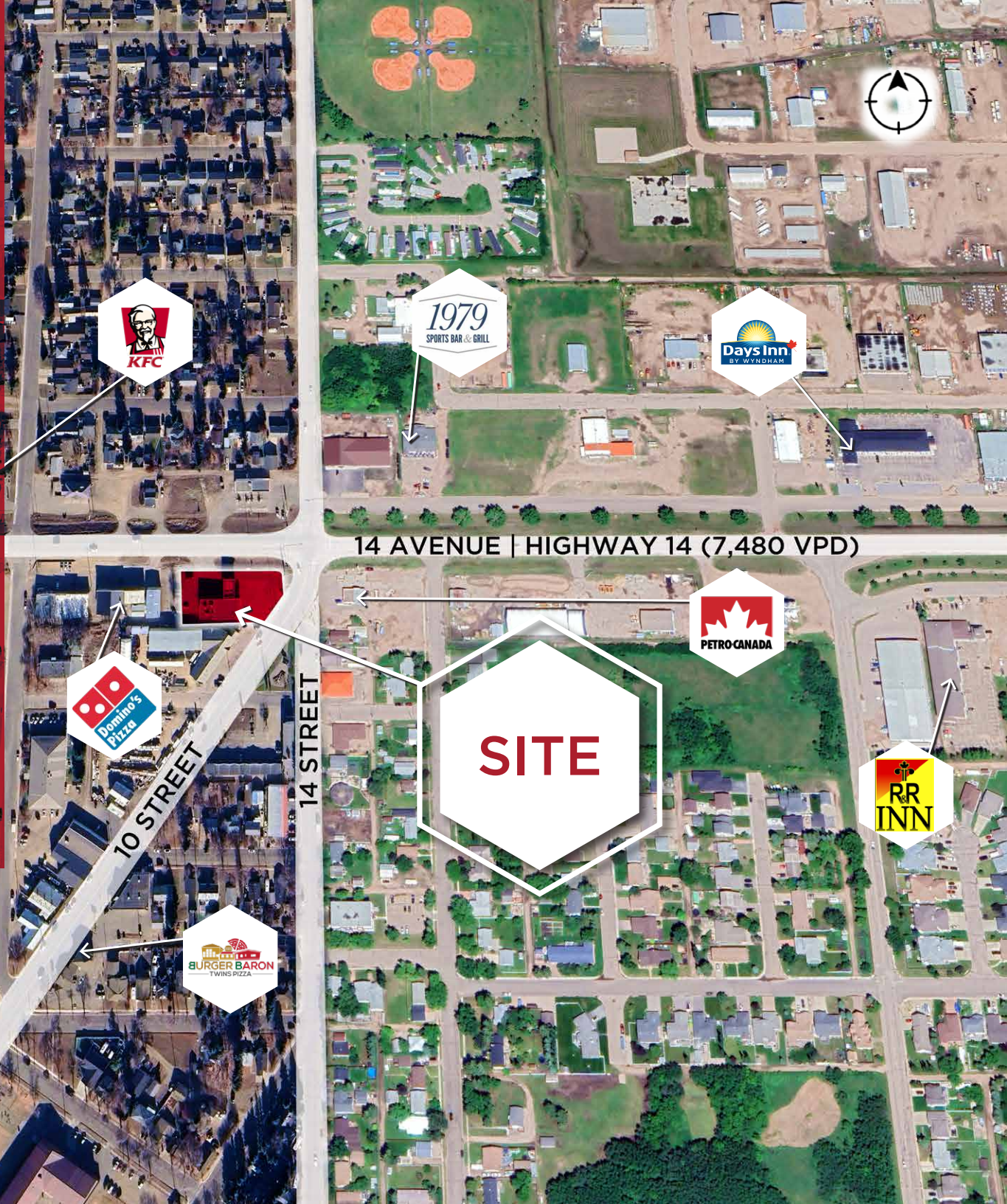
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**CUSHMAN & WAKEFIELD
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THE OPPORTUNITY

- Fixtured restaurant with great exposure along Highway 14.
- All petroleum equipment has been removed including tanks and pumps.
- Strategically located along and with direct access to Highway 14.
- Ample electrical & gas service for restaurant user.
- Average number of vehicles along Highway 14 is approximately 7,840.
- High exposure signage available.
- C-3 Highway Commercial Zoning allows for a wide variety of uses.
- Area retailers/businesses include Boston Pizza, KFC, Domino's, Petro Canada, NAPA Auto Parts and Fas Gas.
- Site Features ample on site parking.
- Lease Rate: Market.



PROPERTY DETAILS

Municipal Address: 1014 14 Avenue,
Wainwright, AB

Legal Description: Plan 5721, Block 68,
Lot 10-15

Zoning: C3 - Highway
Commercial

Parking Area: 21 Stalls

Description: Former Husky
gas station and
c-store with fixtured
restaurant

Size: 3,865 SF

Lot Area: 33,397 SF

Additional Rent: \$11.00 per SF
(est. 2023)



INTERIOR PHOTOS

DEMOGRAPHICS



POPULATION

1km	3km	5km
2,852	7,446	7,638



HOUSEHOLDS

1km	3km	5km
1,206	2,977	3,016



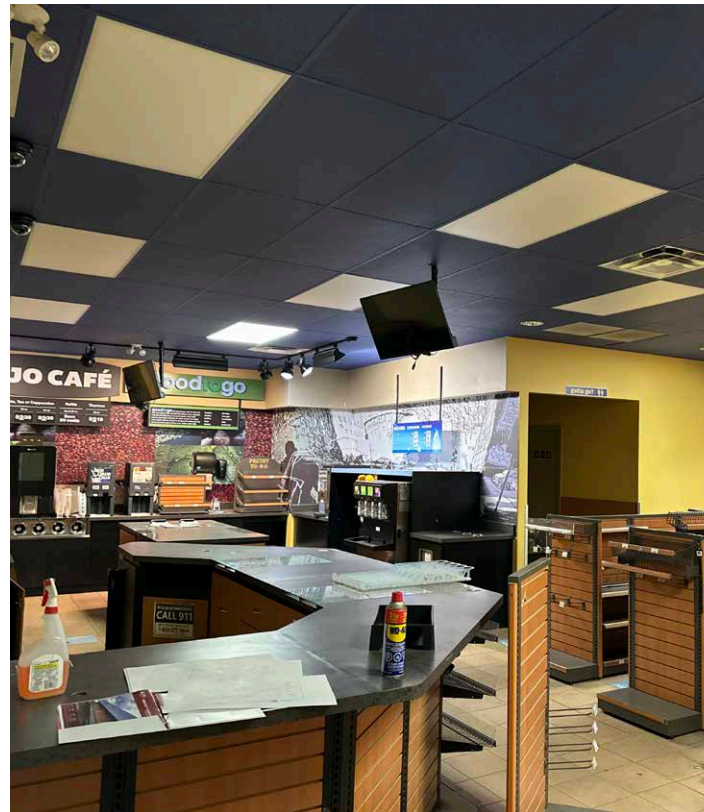
AVERAGE INCOME

1km	3km	5km
\$112,561	\$114,653	\$114,972



VEHICLES PER DAY

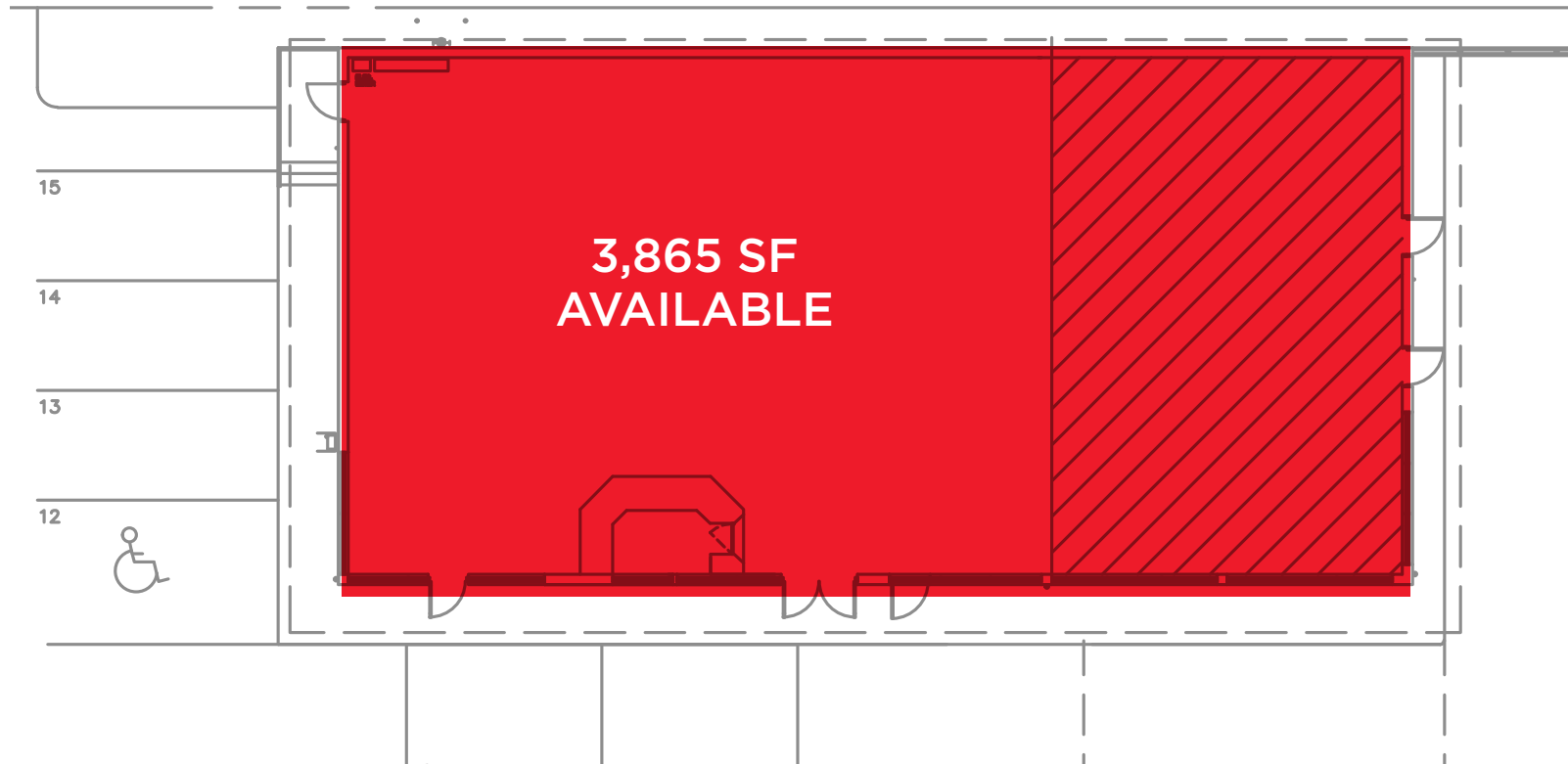
7,840 on 14 Avenue (Highway 14) in front of
property



SITE PLAN



GRAVEL LANE



14 AVENUE/HIGHWAY 14



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