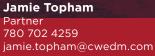


FOR LEASE FORMER HUSKY - FIXTURED RESTAURANT 1041 14 Avenue, Wainwright, AB

3,865 SF AVAILABLE



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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)

DEMOGRAPHICS

POPULATION 3km 5km 7,446 7,638

5km

3,016



1km	
1,206	

\$112

1km

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AVERAGE INCOME			
m	3km	5km	
2,561	\$114,653	\$114,972	

HOUSEHOLDS

3km

2,977



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





INTERIOR PHOTOS









GRAVEL LANE





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