

FOR LEASE

**ALASKA HIGHWAY  
REDEVELOPMENT  
OPPORTUNITY**

**REDEVELOPMENT  
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](mailto:devan.ramage@cwedm.com)

**Gary Killips**

Partner  
780 917 8332

[gary.killips@cwedm.com](mailto:gary.killips@cwedm.com)

**Brett Killips**

Partner  
780 702 2948

[brett.killips@cwedm.com](mailto:brett.killips@cwedm.com)

# THE PROPERTY

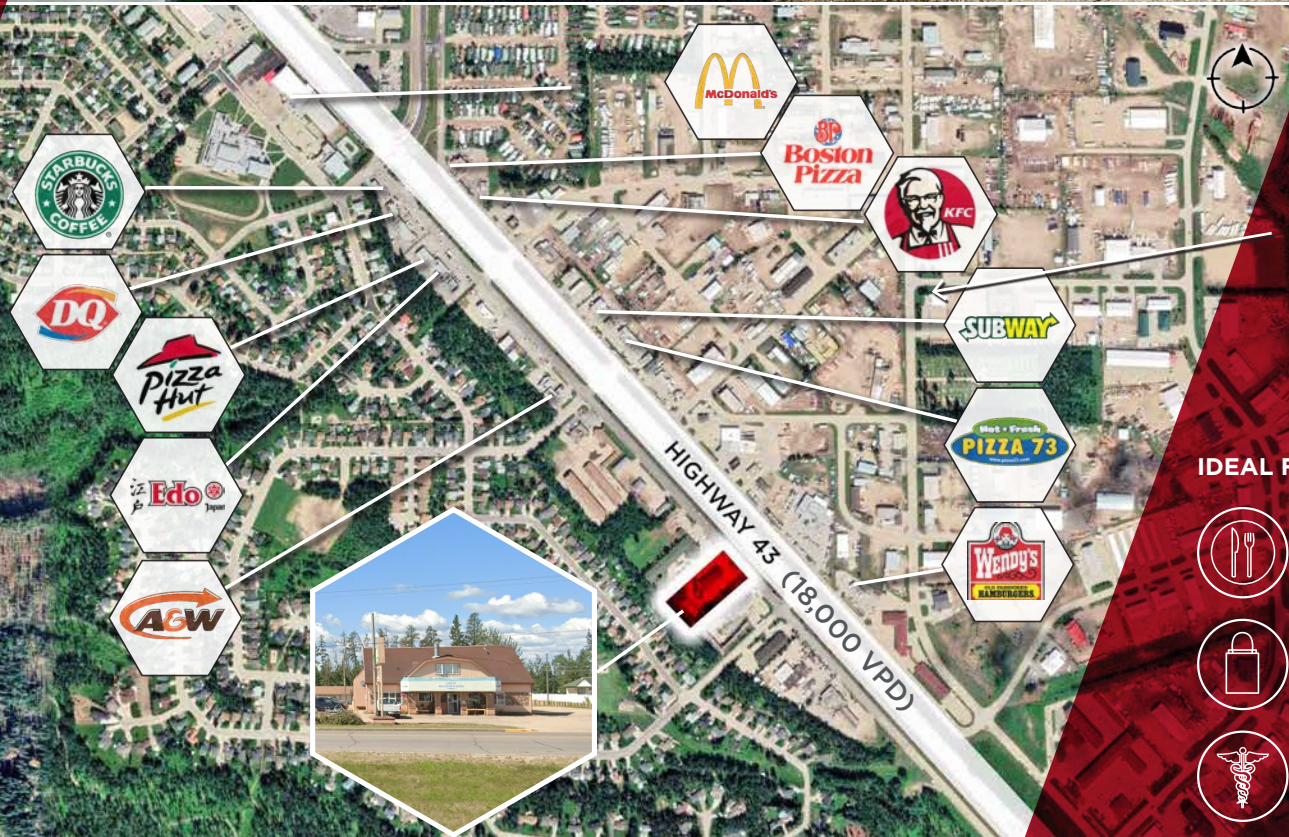
## REDEVELOPMENT OPPORTUNITY

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:

-  RESTAURANT
-  RETAIL STORE
-  MEDICAL USE

## PROPERTY PHOTOS



## DEMOGRAPHICS

POPULATION	POPULATION		
	1km	3km	5km
	2,026	8,270	10,562

HOUSEHOLDS	HOUSEHOLDS		
	1km	3km	5km
	768	3,325	4,160

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$153,162	\$132,083	\$136,215

VEHICLES PER DAY	VEHICLES PER DAY		
		Approximately 18,000 on Highway 43 in front of property in 2022	



**Devan Ramage**

Associate

780 702 9479

[devan.ramage@cwedm.com](mailto:devan.ramage@cwedm.com)

**Gary Killips**

Partner

780 917 8332

[gary.killips@cwedm.com](mailto:gary.killips@cwedm.com)

**Brett Killips**

Partner

780 702 2948

[brett.killips@cwedm.com](mailto:brett.killips@cwedm.com)