

**AVISON
YOUNG**



WETASKIWIN MALL

Retail / Medical For Lease

3725 56 Street
Wetaskiwin, AB



COMING SOON



Join JYSK, The Brick, Sport Chek, Giant Tiger, Dollar Tree, and other prominent retailers in Wetaskiwin's major interior mall. Exterior and interior opportunities are currently available.

New CRU - immediate possession available!



Get more information

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Retail / Medical For Lease

Wetaskiwin Mall, Wetaskiwin, AB

Gateway to the South

Wetaskiwin Mall is a major regional shopping centre with exceptional exposure to Highway 2A and convenient access from the surrounding townships. The primary trade area extends north and south along Highway 2A to capture a population base just over 93,000 people. Currently undergoing numerous significant mechanical and design renovations, Wetaskiwin Mall is being repositioned as a retail, service and medical destination for the trade area.



New CRU Building

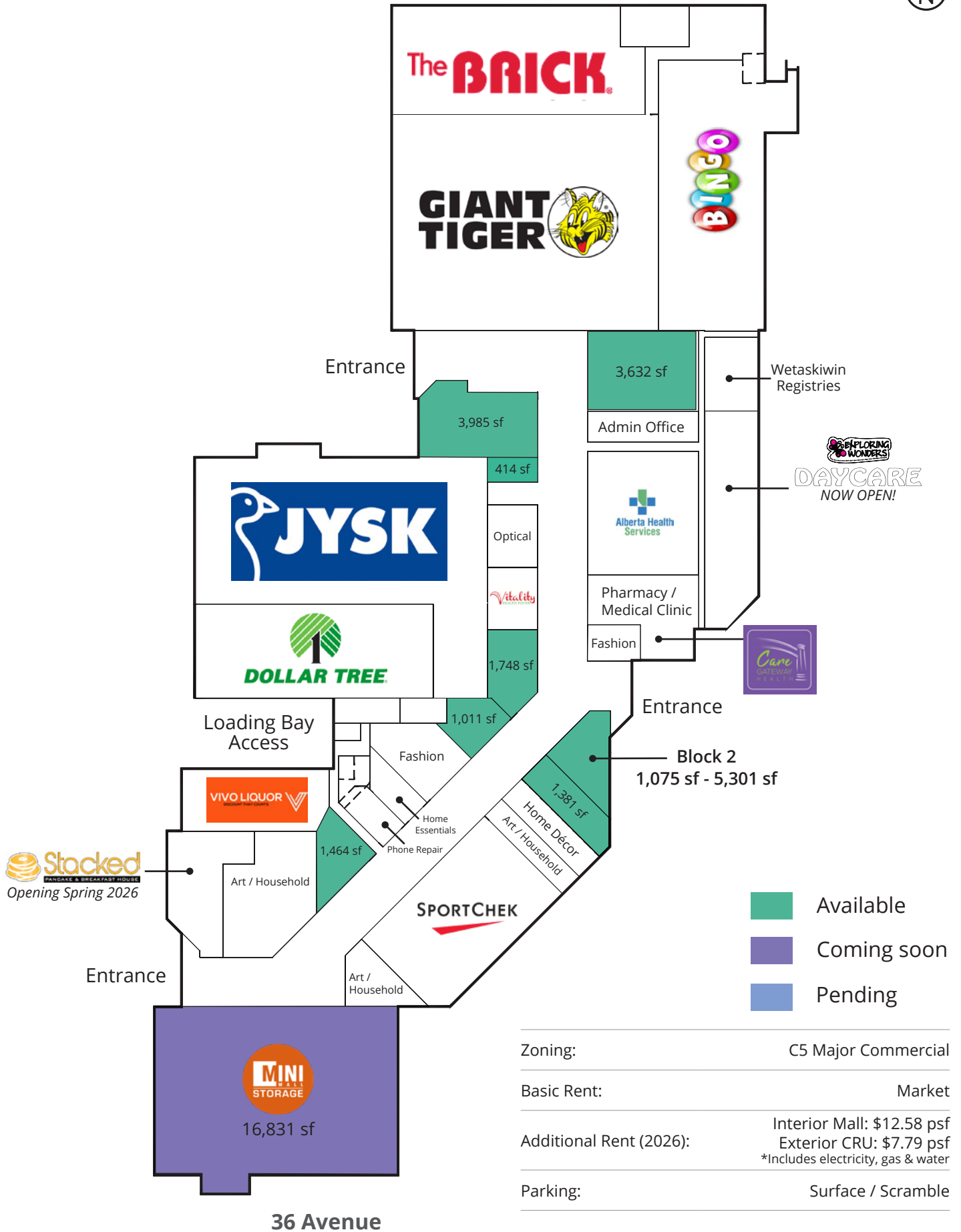


From
414 sf -
5,301 sf
available



Site Plan | Wetaskiwin Mall

37A Avenue



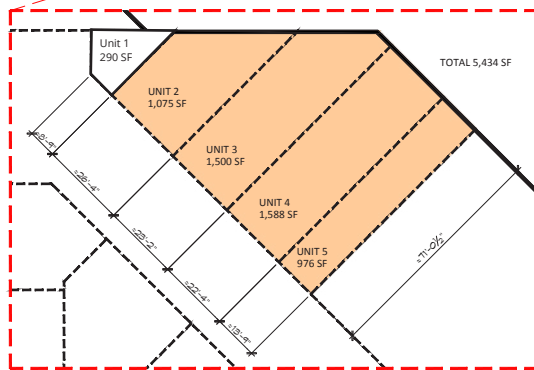
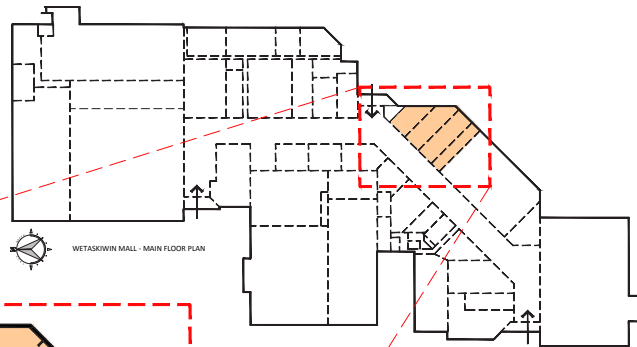
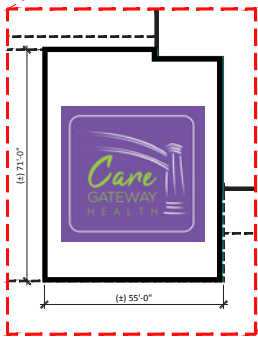
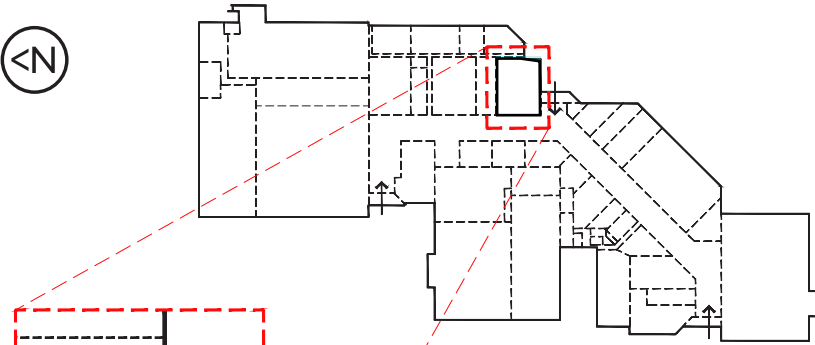
Zoning:	C5 Major Commercial
Basic Rent:	Market
Additional Rent (2026):	Interior Mall: \$12.58 psf Exterior CRU: \$7.79 psf *Includes electricity, gas & water
Parking:	Surface / Scramble

36 Avenue

Block Details

Block 1: LEASED

Care Gateway Pharmacy & Medical Clinic NOW OPEN

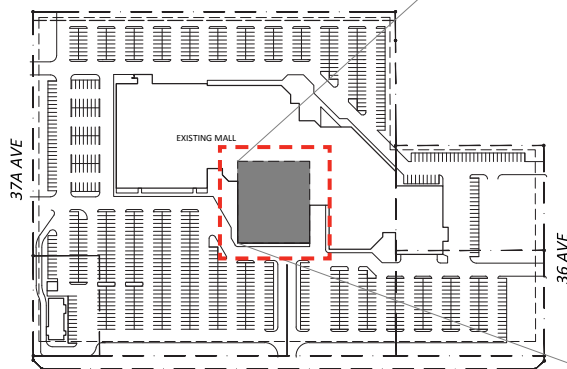


Block 2:
1,075 sf - 5,301 sf

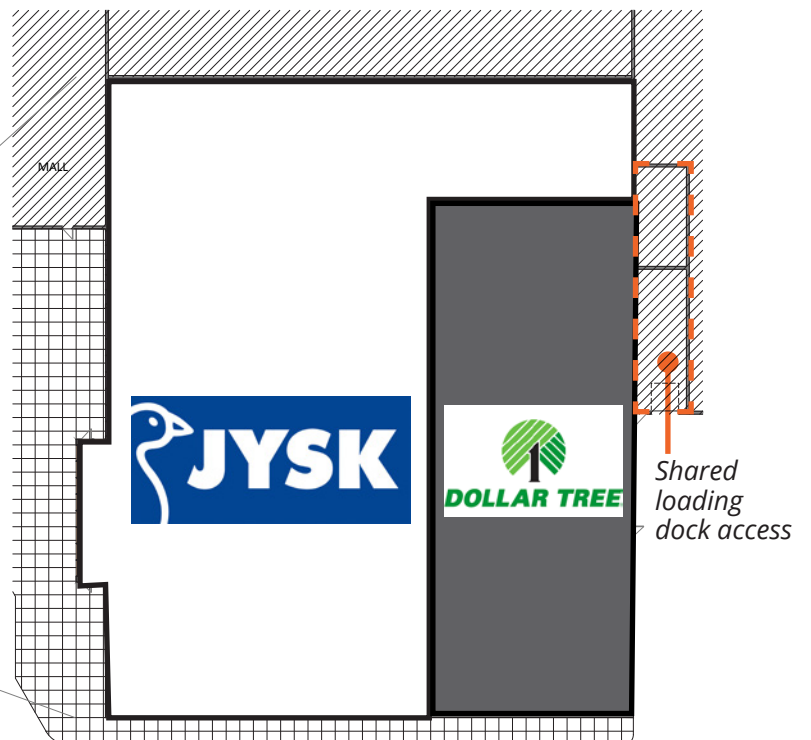
Ideal Uses:
Apparel, Fitness,
Medical, Office

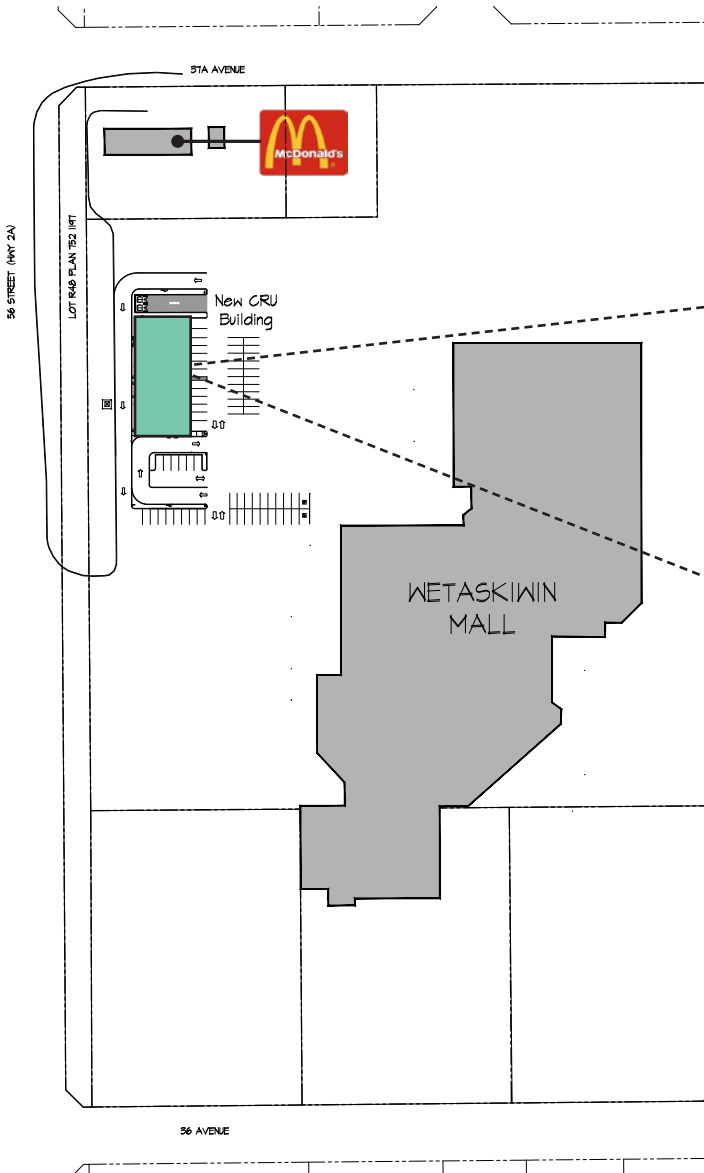
Block 3: LEASED

JYSK Now Open

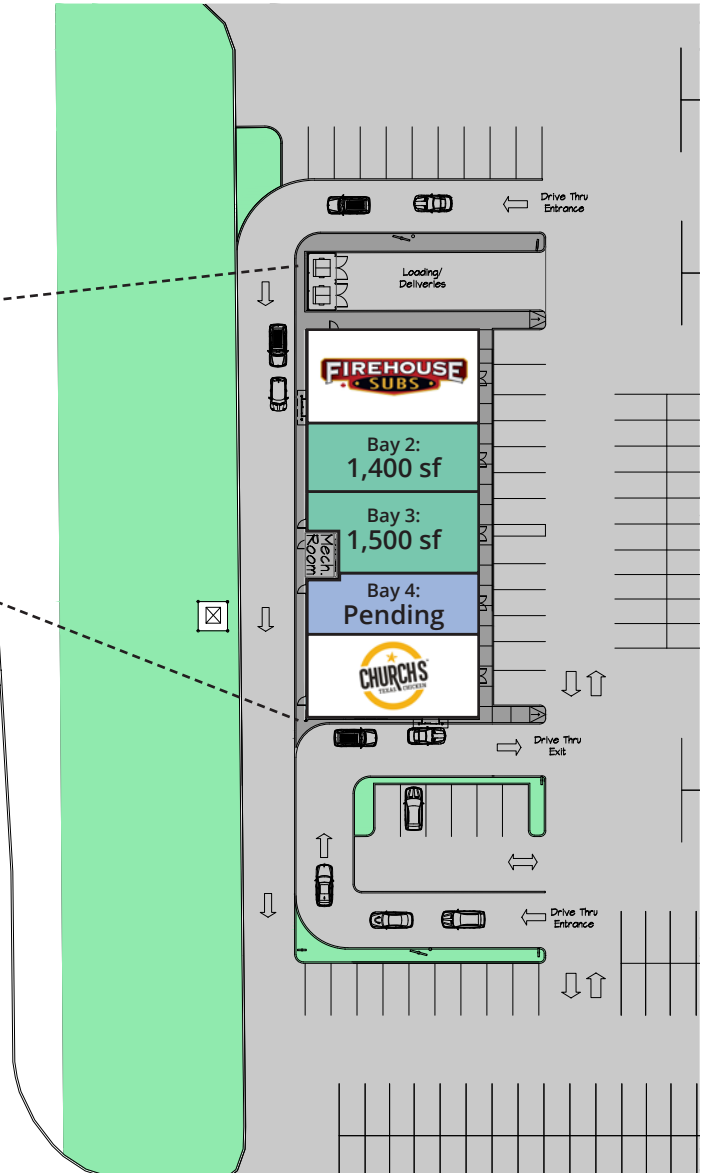


HIGHWAY 2A (56 ST)





New CRU - Site Plan



Development Details

Timing: Available immediately

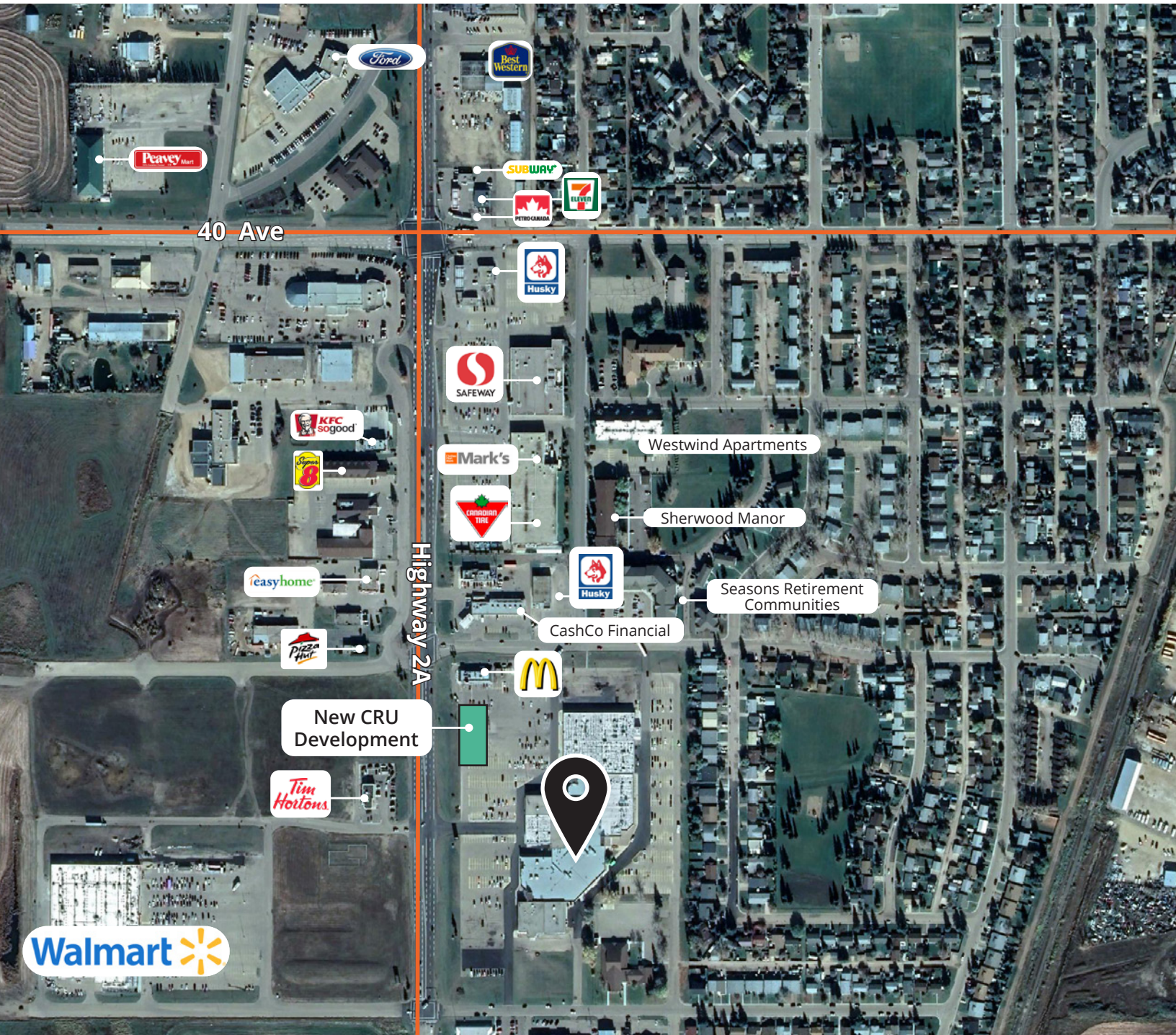
Bay Sizes: Starting at 1,400 sf

Basic Rent: Market

Additional Rent (2026): Exterior CRU: \$7.79 psf

Location Overview


Wetaskiwin Mall, Wetaskiwin, AB




Optimal Location


Economic success and prosperity, especially for Wetaskiwin’s local businesses - is a top priority. As such, they have moved away from the traditional Economic Development approach and are prioritizing grassroots development to revitalize the community. The city of Wetaskiwin is focused on small businesses, entrepreneurs, local events, and fostering a sense of civic pride and belonging.

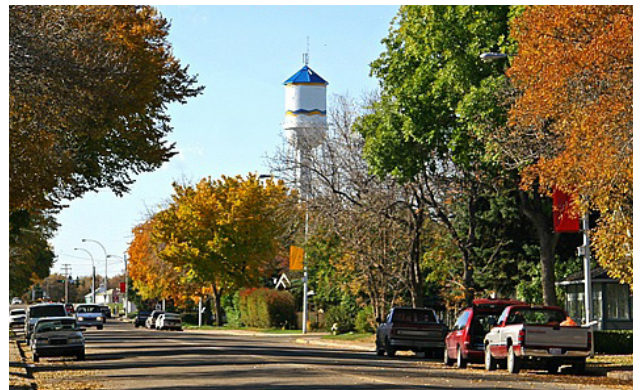
If you’re looking to invest in Wetaskiwin, you’re not alone! Over 700 businesses are proud to call Wetaskiwin home, and the proximity to road, rail, and air transportation routes are very advantageous.

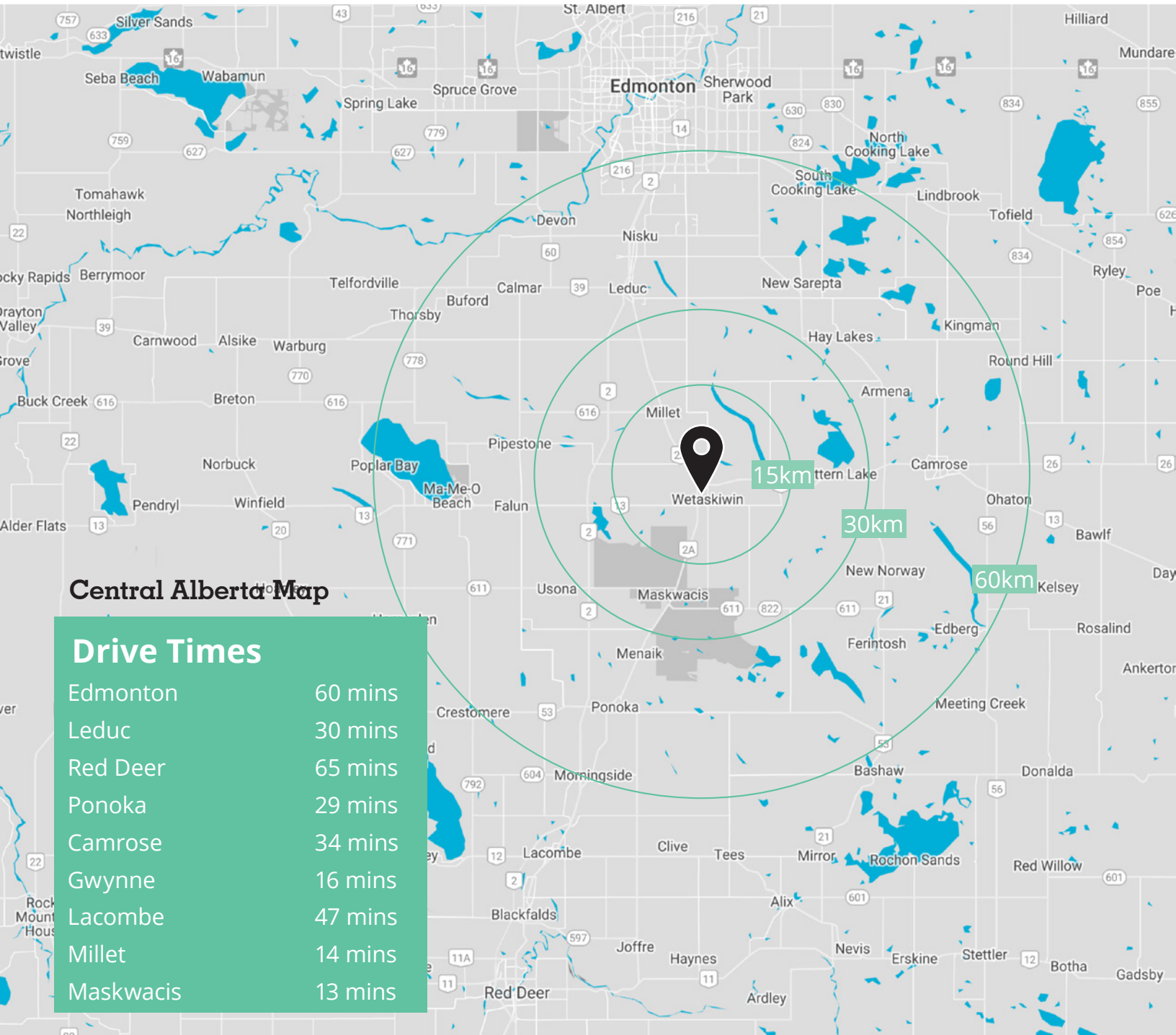
 **\$115,959**
Average Household Income of the Trade Area
(City of Wetaskiwin, 2025)

 **93,637**
Secondary Trading Area Population
(wetaskiwin.ca)

 **28,000**
Annual Average Daily Traffic Count Along
Highway 2A (Alberta Transportation, 2025)

 **Visitor destination**
The new 54’ wide “Healing Medicine” mural by
Lance Cardinal will draw additional visitors to this
location from all over Alberta.





Central Alberta Map

Drive Times

Edmonton	60 mins
Leduc	30 mins
Red Deer	65 mins
Ponoka	29 mins
Camrose	34 mins
Gwynne	16 mins
Lacombe	47 mins
Millet	14 mins
Maskwacis	13 mins



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