

# PRAIRIE PLACE

#103, 5208 - 46 AVENUE | VERMILION, AB



**1 MONTH FREE RENT FOR EACH  
YEAR OF LEASE TERM SIGNED  
(UPON COVENANT REVIEW)**



## FOR LEASE 1,684 SF END-CAP BAY AVAILABLE IMMEDIATELY

- Main floor end-cap bay with drive-thru potential in a high-traffic location anchored by Boston Pizza.
- Additional second floor space can be made available (to be confirmed by Landlord).
- Fantastic exposure located on the corner of Highway 41 and College Drive, just north of Yellowhead Highway (Highway 16).
- The Town of Vermilion captures an influx of business every year from new students enrolling in Lakeland College, the Fire Training Centre and the Agricultural Technology Centre.
- Well diversified business sectors being educational institutions, oil and gas, and agriculture.
- Neighbouring Super 8 hotel, KFC, A&W, sports complex & agricultural grounds, Lakeland College, the Fire Training Center and multiple residential neighbourhoods.

**Darin Luciow**, Associate  
RE/MAX Commercial Capital  
780 573 0830 [darin@rcedm.ca](mailto:darin@rcedm.ca)

**Shawn Jacula**, Broker/Owner  
RE/MAX Prairie Realty  
780 581 9011 [shawnjacula@remax.net](mailto:shawnjacula@remax.net)



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## PROPERTY DETAILS

### MUNICIPAL

#103 5208-46 Avenue Vermilion, Alberta

### LEGAL

Plan 1421988, Block 33, Lot 2

### ZONING

C3

### PARKING

Ample plus additional street

### BAY SIZE

± 1,684 SF

### TERM

Negotiable

### AVAILABILITY

Immediate

## CURRENT TENANTS

Boston Pizza, RE/MAX, and Liquor Store

## LEASE FINANCIALS

### LEASE RATE

Starting at \$20 PSF

### OPERATING COSTS

\$3.00 PSF

*Estimated budget PSF for 2022 - proportionate share of property taxes, property management, common area expenses, etc.*

TOWN OF VERMILION WEBSITE



## IDEAL TENANTS



Healthy  
Fast Food



Bubble Tea  
or Smoothies



Health and  
Supplements



Bike, Board  
or Hobbies



Dance  
Studio



Medical or  
Dental Office



Professional  
Services

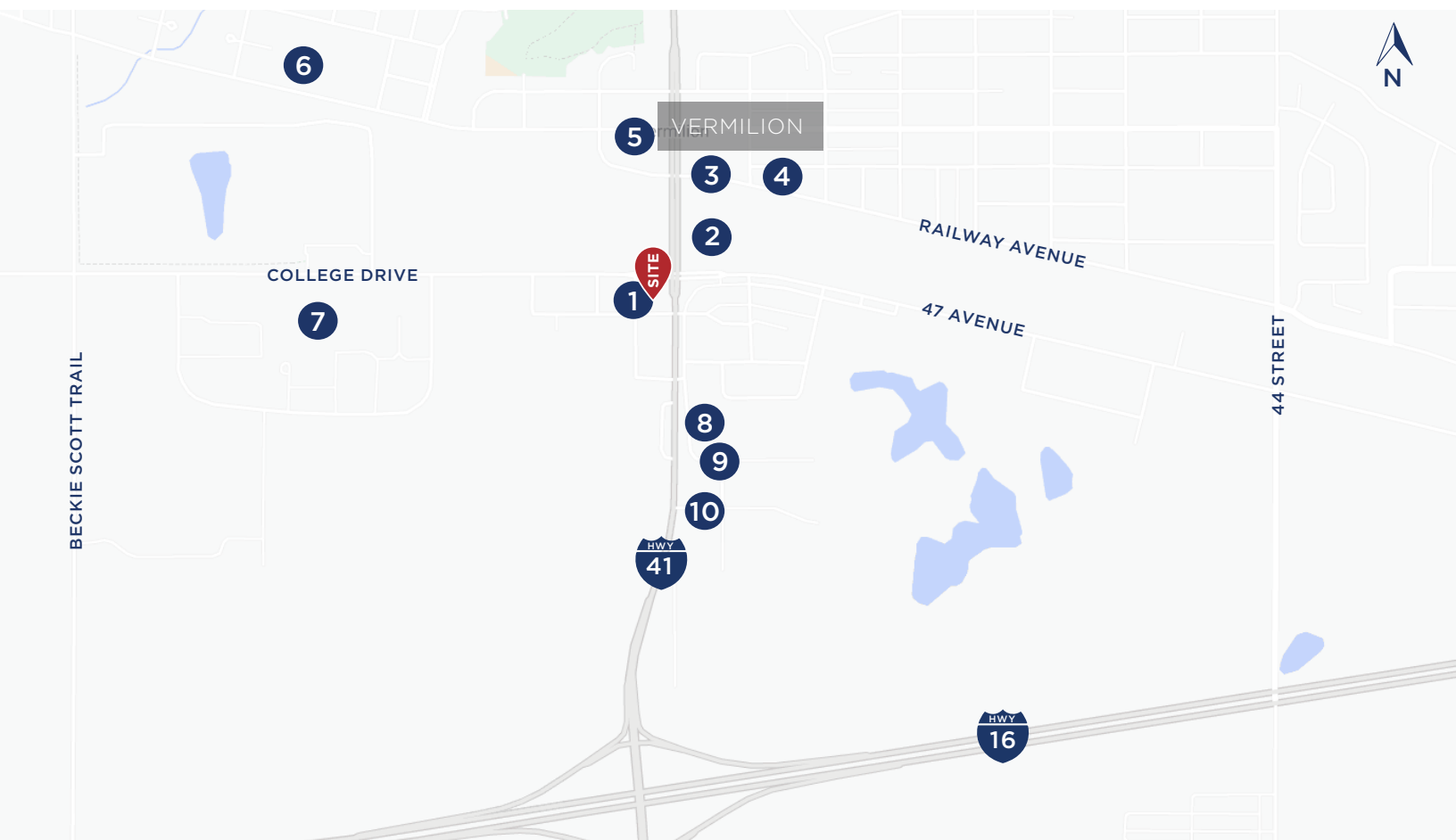


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## DRIVE TIMES

Highway 16	2 Minutes
Lloydminster	34 Minutes
Sherwood Park	1 Hour 30 Minutes
Edmonton	1 Hour 40 Minutes
Edm Int'l Airport	2 Hours

## NEARBY AMENITIES

- |                                |                            |
|--------------------------------|----------------------------|
| 1. Boston Pizza & Liquor Store | 6. Vermilion Health Centre |
| 2. Super 8 by Wyndham          | 7. Lakeland College        |
| 3. Days Inn by Wyndham         | 8. Shell Gas Station       |
| 4. Shoppers Drug Mart          | 9. Tim Hortons             |
| 5. Esso Gas Station            | 10. McDonalds              |

## CONTACT

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RE/MAX Prairie Realty  
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**RE/MAX Commercial Capital | Ritchie Mill**  
#302, 10171 Saskatchewan Drive  
Edmonton, AB T6E 4R5 **780 757 1010**



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