
**AVISON
YOUNG**

For Sale

**Corner of Highway 38
& Ochre Park Road**
Redwater, AB

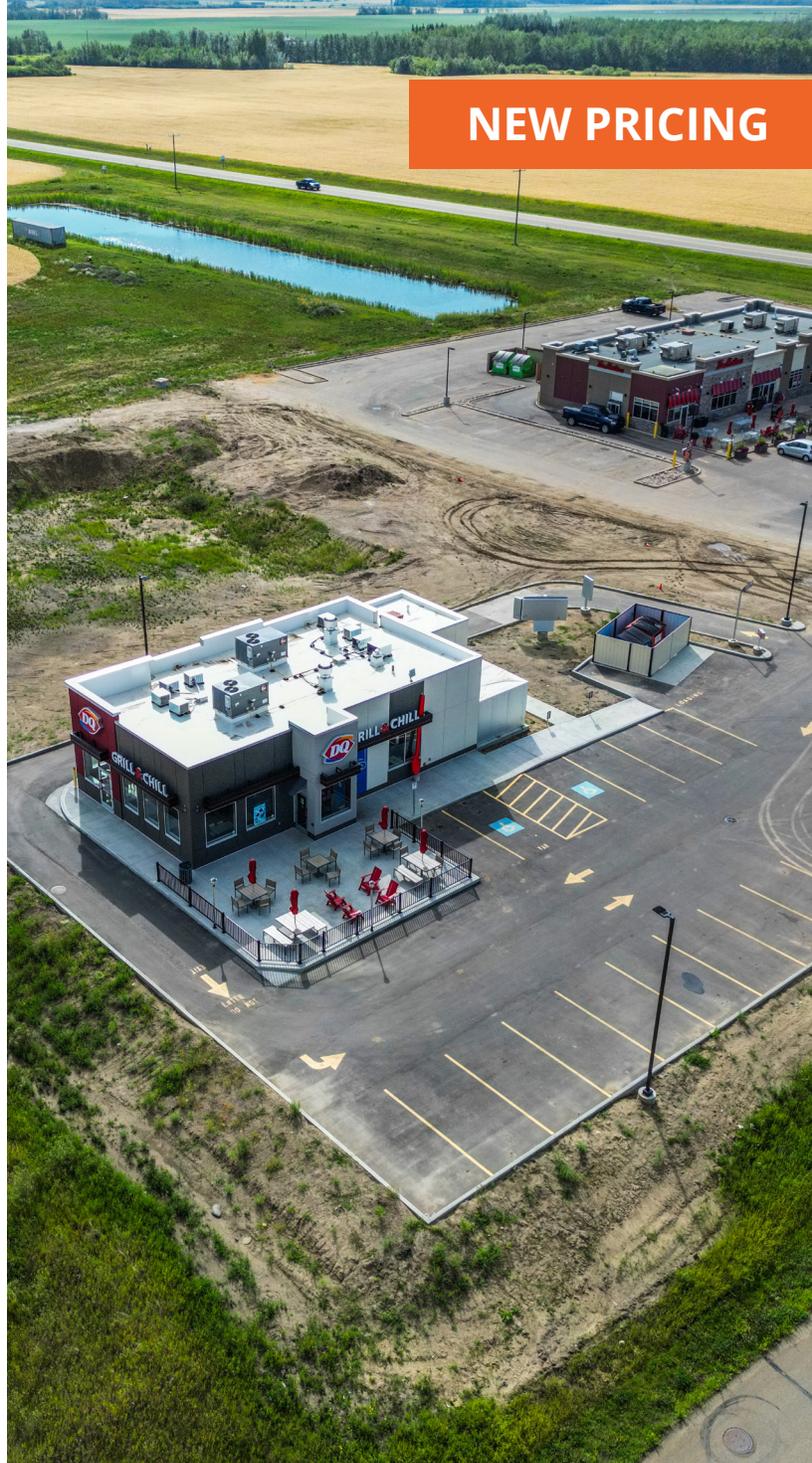
**PRIME COMMERCIAL
INVESTMENT
OPPORTUNITY**

Freestanding Dairy Queen with Drive-Thru

Located in the heart of Redwater's growing commercial corridor, this newly constructed 2,273 SF freestanding Dairy Queen offers a prime net lease investment with strong tenant covenant. Situated on a 0.5 acre site, this asset presents stable income and long-term value in a high-traffic location.

Pali Bedi
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NEW PRICING



Particulars

LEGAL DESCRIPTION

Block - B, Plan 7721573

LAND USE

Commercial

ZONING

CL (Local Commercial District)

LOT SIZE

0.5 acre

BUILDING SIZE

2,273 sf

YEAR OF CONSTRUCTION

2025

TENANT

Dairy Queen

NET RENT

Years 1 - 5: \$118,196

Years 6 -10: \$122,742

Years 11- 15: \$125,015

OPTIONS

3 x 5 year terms

CAP RATE

5%

ASKING PRICE

\$2,350,000



2025 CONSTRUCTION





53A Ave

63 St

62 St

65 St

64 St

Ochre Park Road

Subject property



Tim Hortons

C-Store



way 38

Highway 38



Get more info.

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