

**AVISON
YOUNG**



Retail / Medical For Lease
3725 56 Street
Wetaskiwin, AB



Wetaskiwin Mall

New Anchor Tenant - JYSK NOW OPEN!

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

Now leasing Wetaskiwin's newest retail building, featuring Firehouse Subs and Church's Chicken!



Get more information

Ben Volorney
Principal
780.909.5810
ben.volorney@avisonyoung.com

Ben Snider
Senior Associate
780.915.8417
ben.snider@avisonyoung.com

avisonyoung.com

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

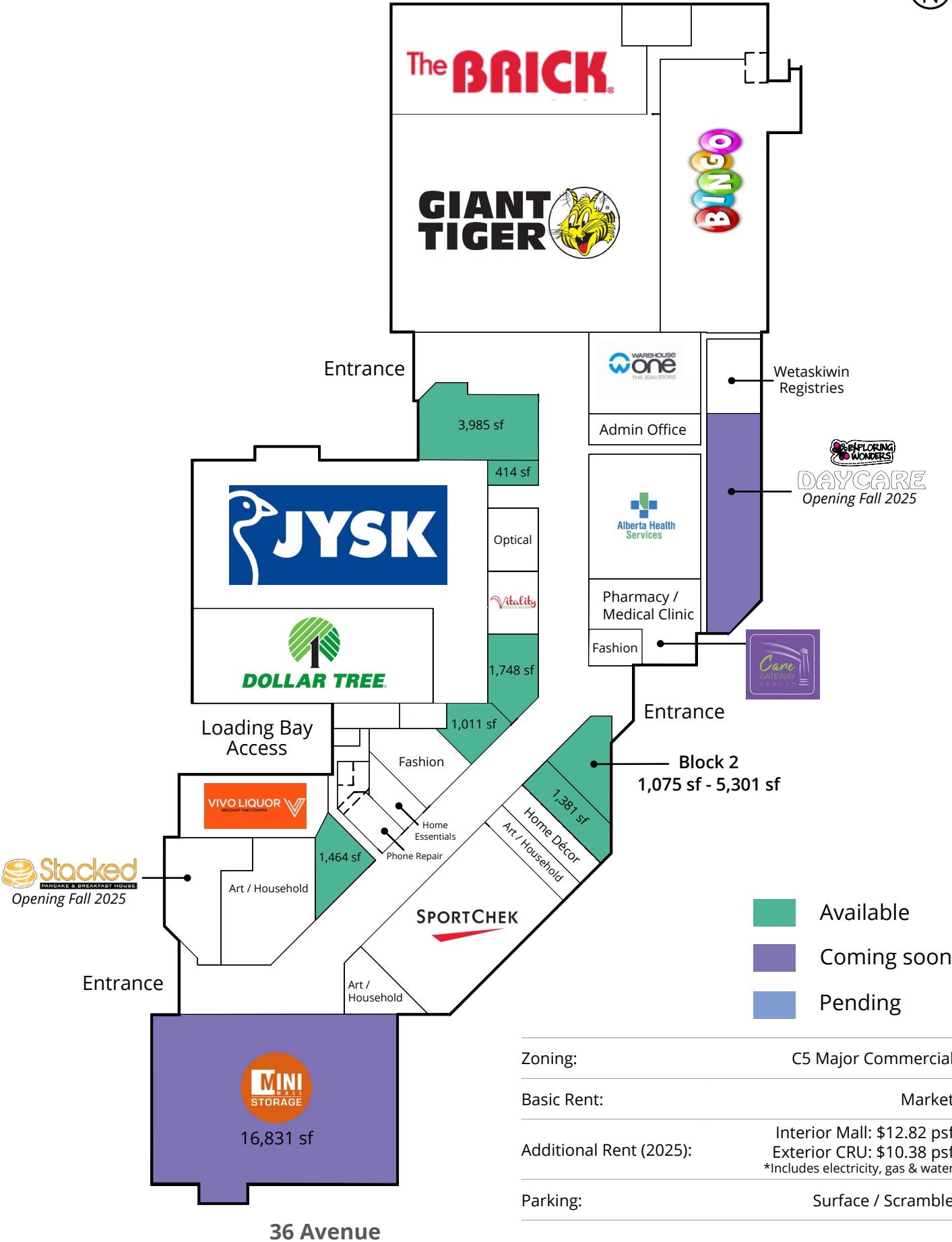


**From
414 sf -
5,301 sf
available**



Site Plan | Wetaskiwin Mall

37A Avenue

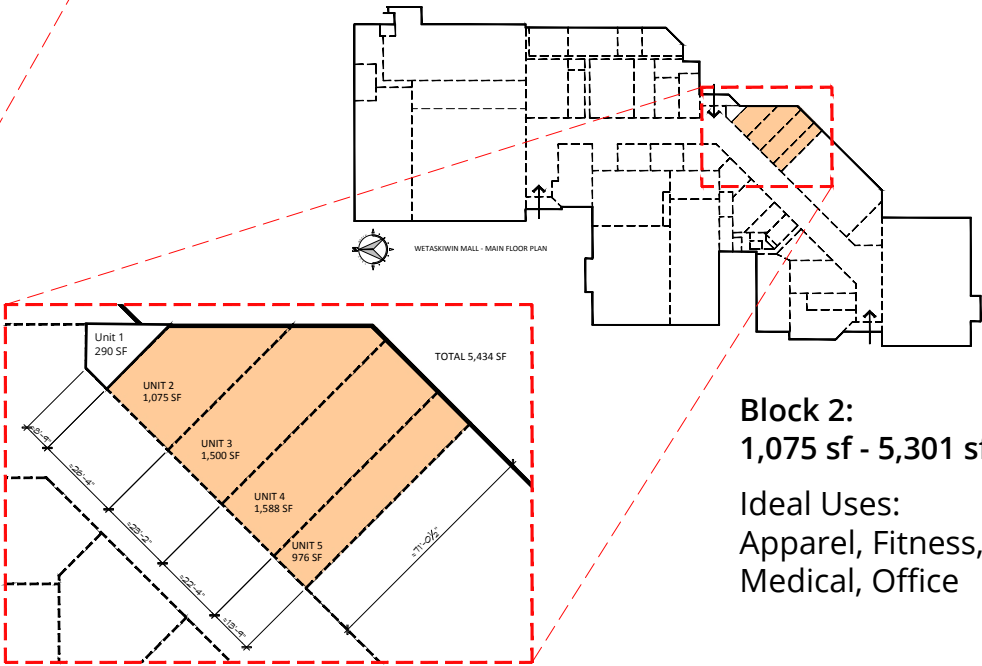
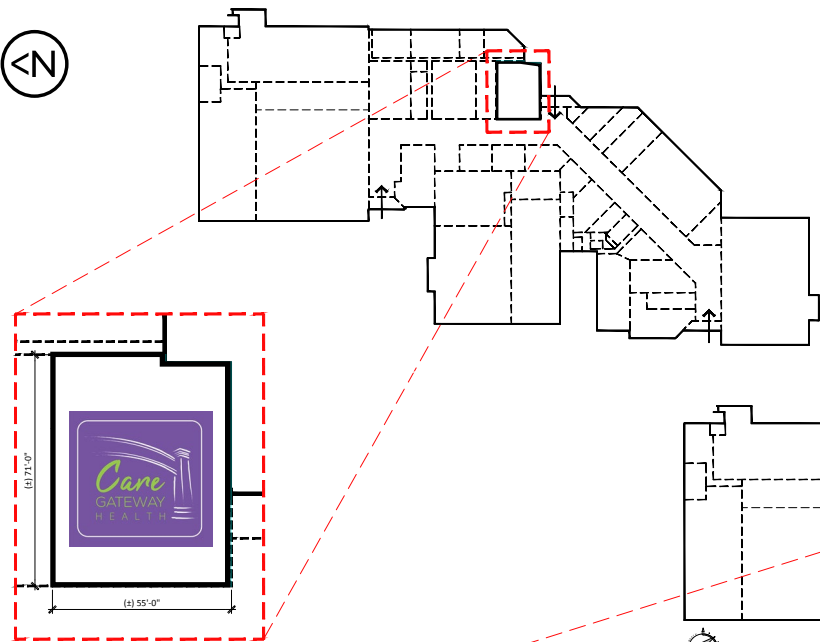


Zoning:	C5 Major Commercial
Basic Rent:	Market
Additional Rent (2025):	Interior Mall: \$12.82 psf Exterior CRU: \$10.38 psf *Includes electricity, gas & water
Parking:	Surface / Scramble

Block Details

Block 1: LEASED

Care Gateway Pharmacy & Medical Clinic NOW OPEN

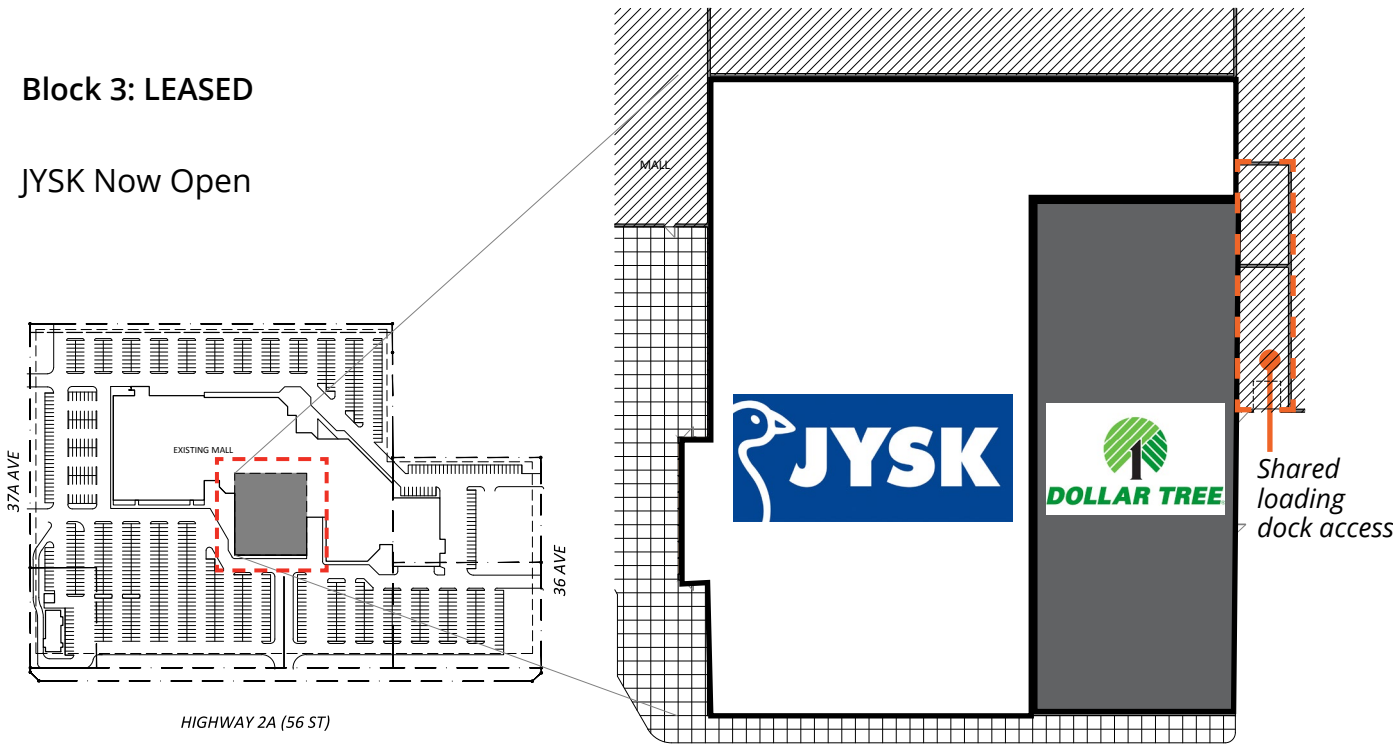


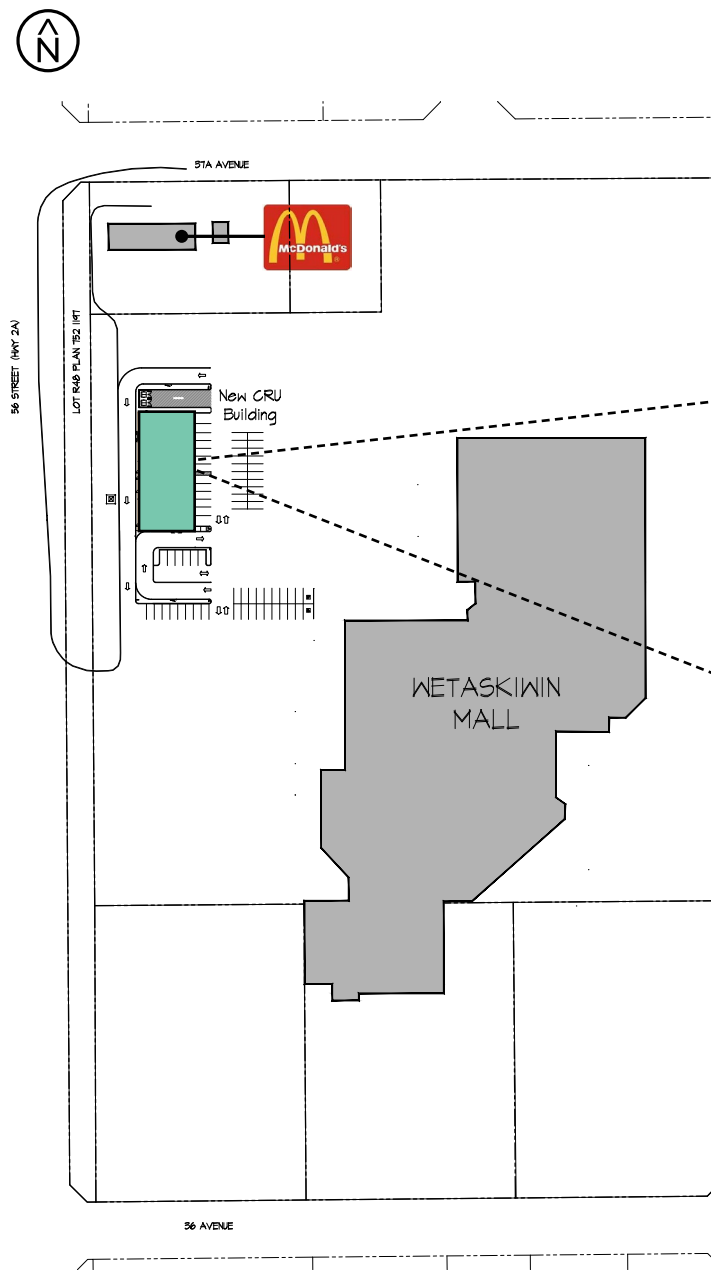
Block 2:
1,075 sf - 5,301 sf

Ideal Uses:
Apparel, Fitness,
Medical, Office

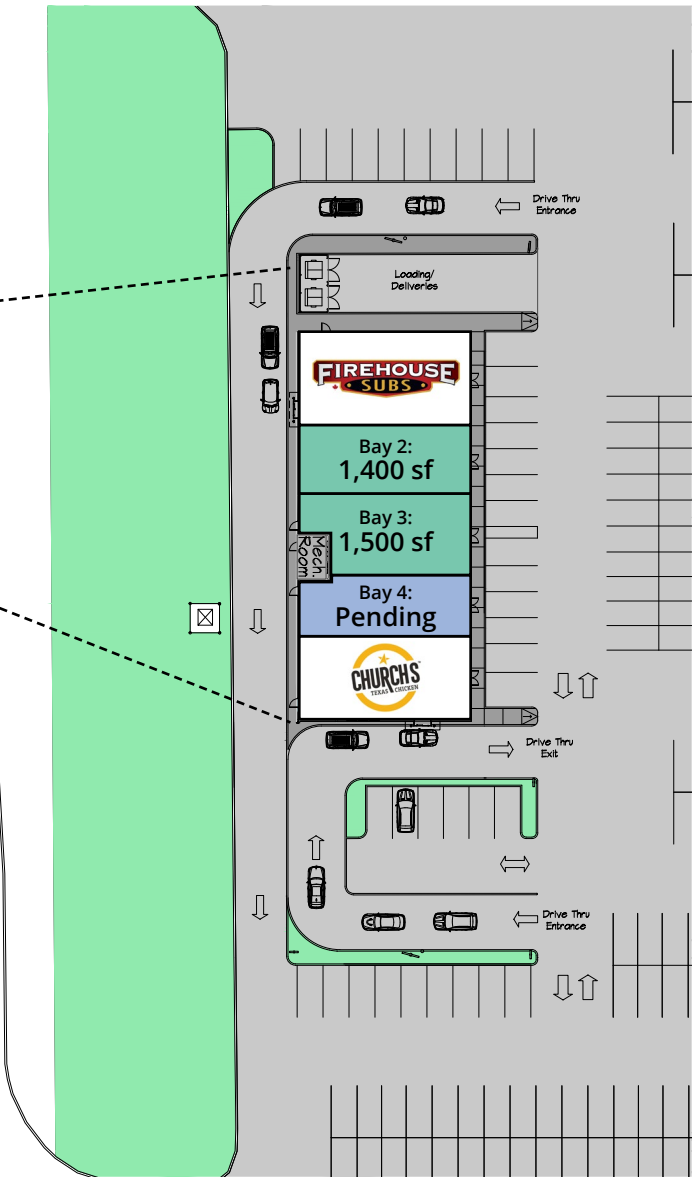
Block 3: LEASED

JYSK Now Open





New CRU - Site Plan

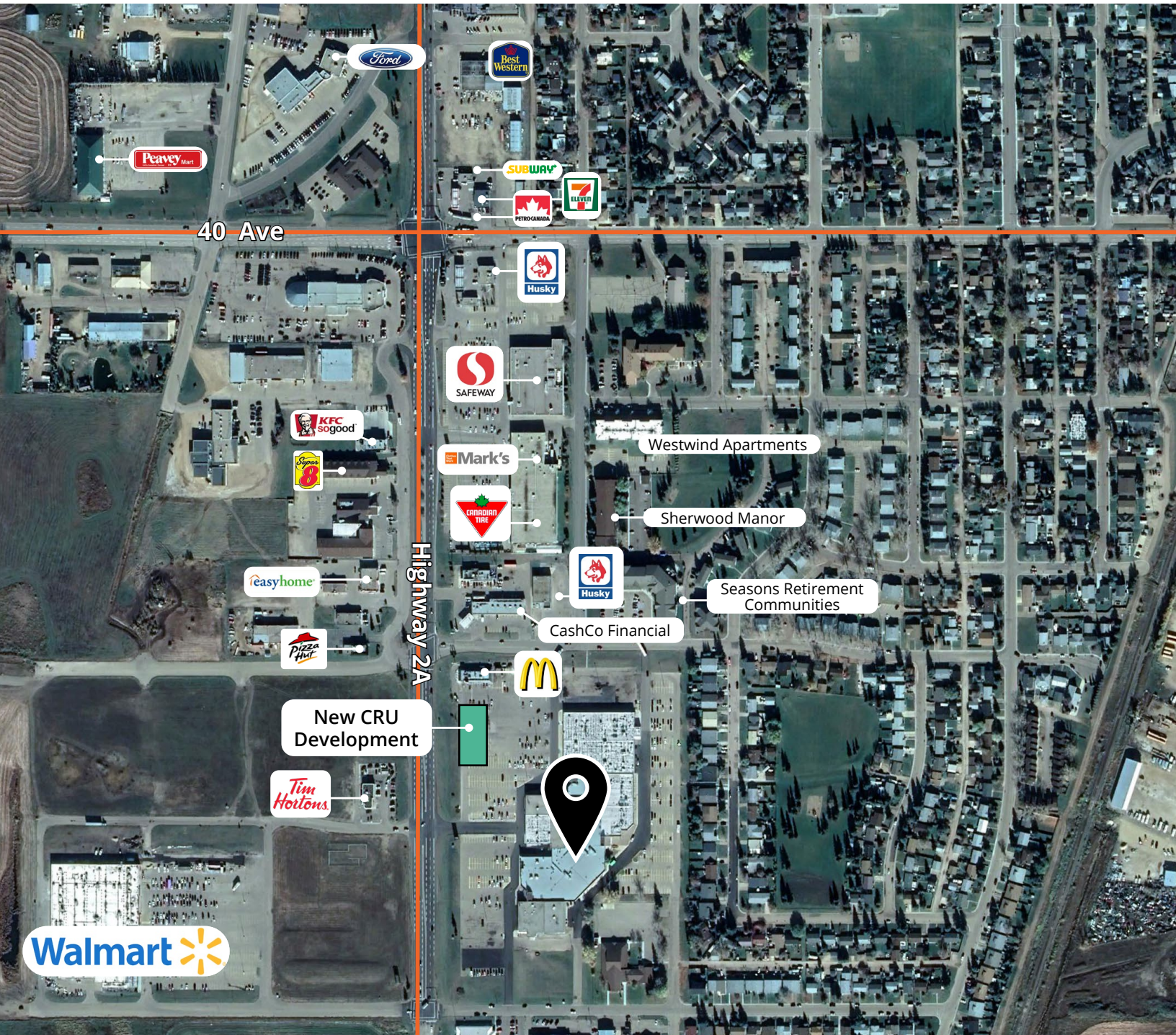


Development Details

Timing:	Targeted possession January 2026
Bay Sizes:	Starting at 1,200 sf
Basic Rent:	Market
Additional Rent (2026):	Exterior CRU: \$10.38 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.



\$90,000

Median Family Income
(Statistic Canada 2020)



93,637

Secondary Trading Area Population
(wetaskiwin.ca)



15,110

Annual Average Daily Traffic Count
Along Highway 2A (2021)



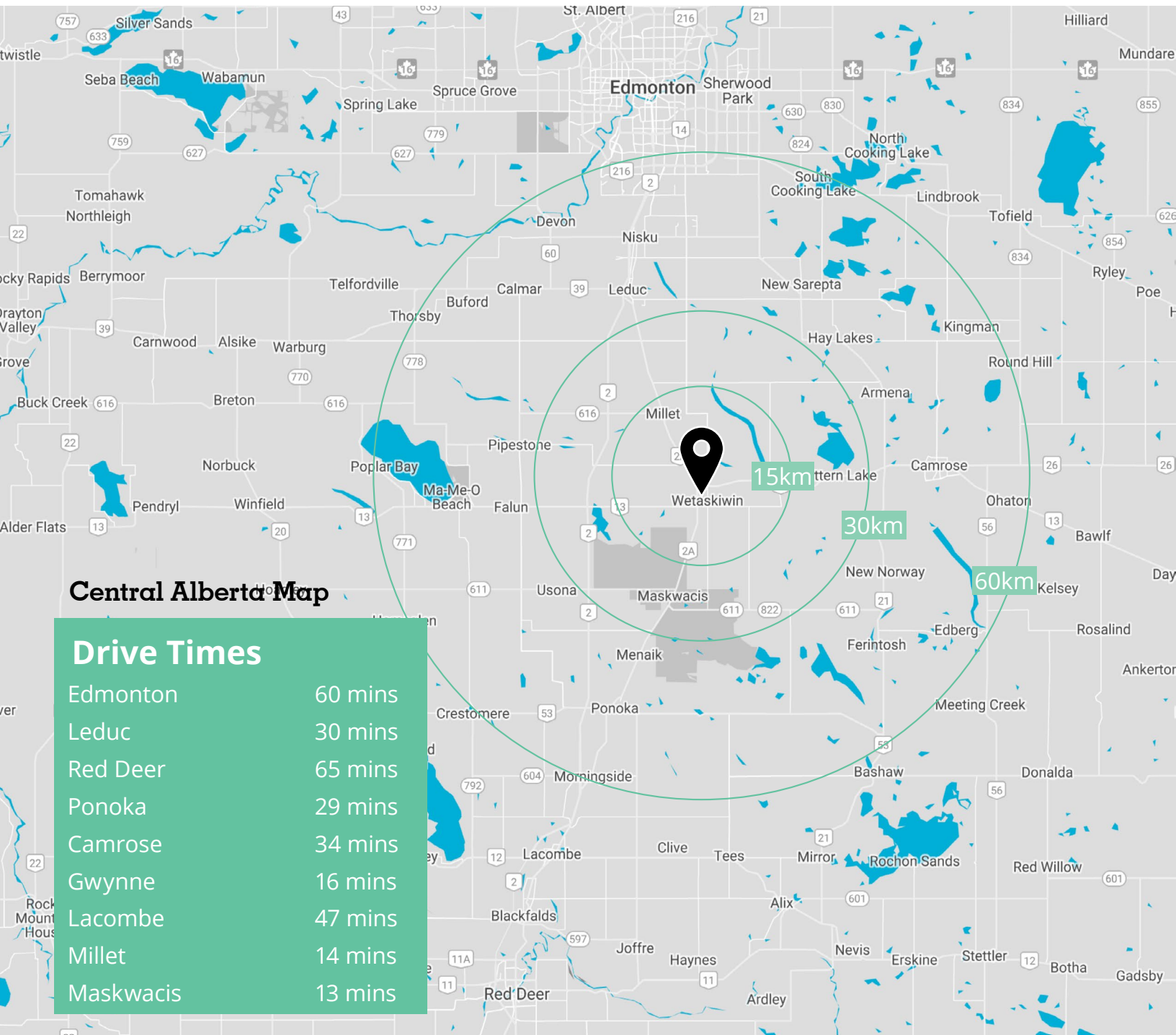
Visitor destination

The new 54' wide "Healing Medicine" mural by Lance Cardinal will draw additional visitors to this location from all over Alberta.



Retail / Medical For Lease

Wetaskiwin Mall, Wetaskiwin, AB



Ben Volorney

Principal

780.909.5810

ben.volorney@avisonyoung.com

Ben Snider

Senior Associate

780.915.8417

ben.snider@avisonyoung.com

**AVISON
YOUNG**

Avenue Living