

**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!

Avenue Living

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

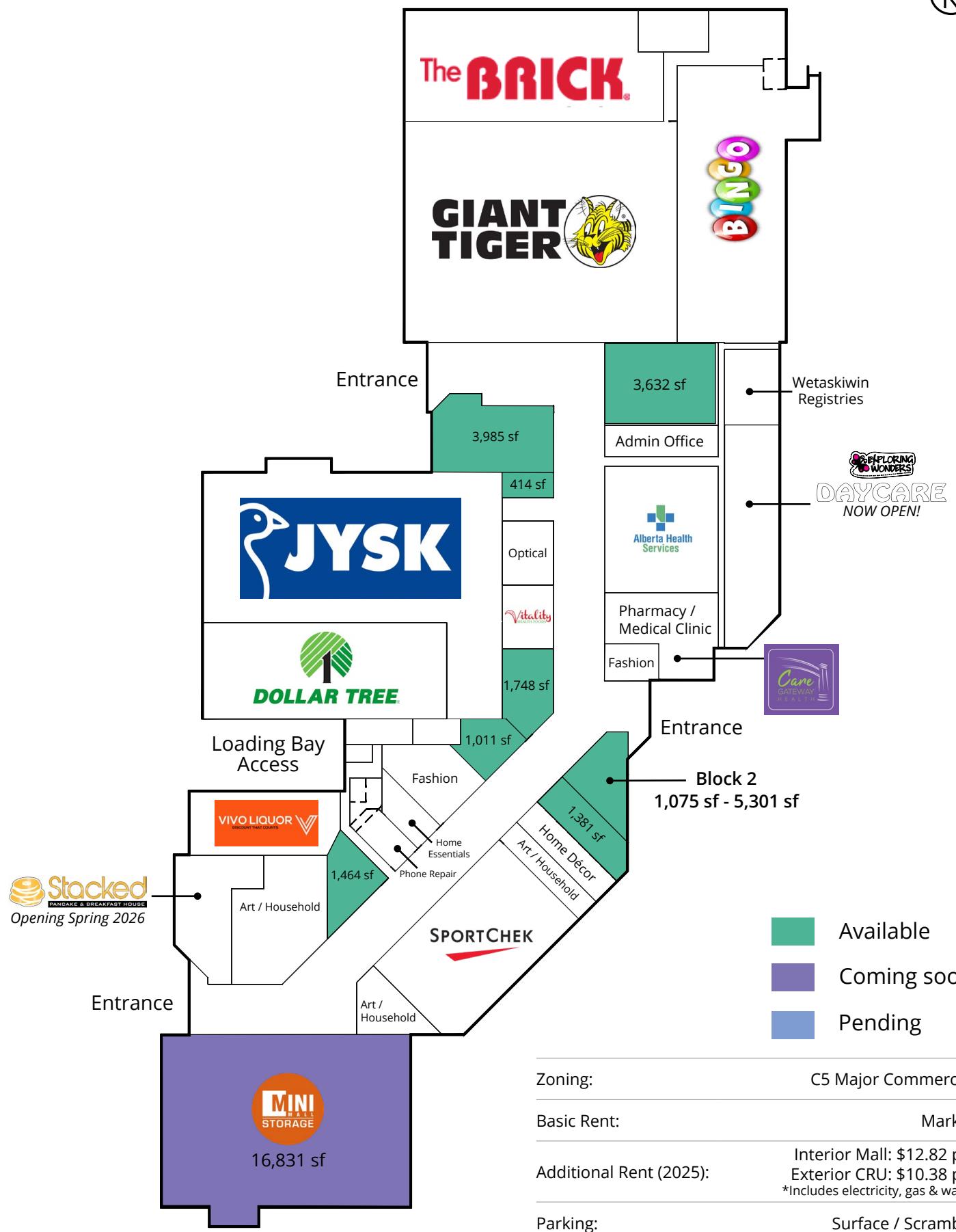


From
414 sf -
5,301 sf
available

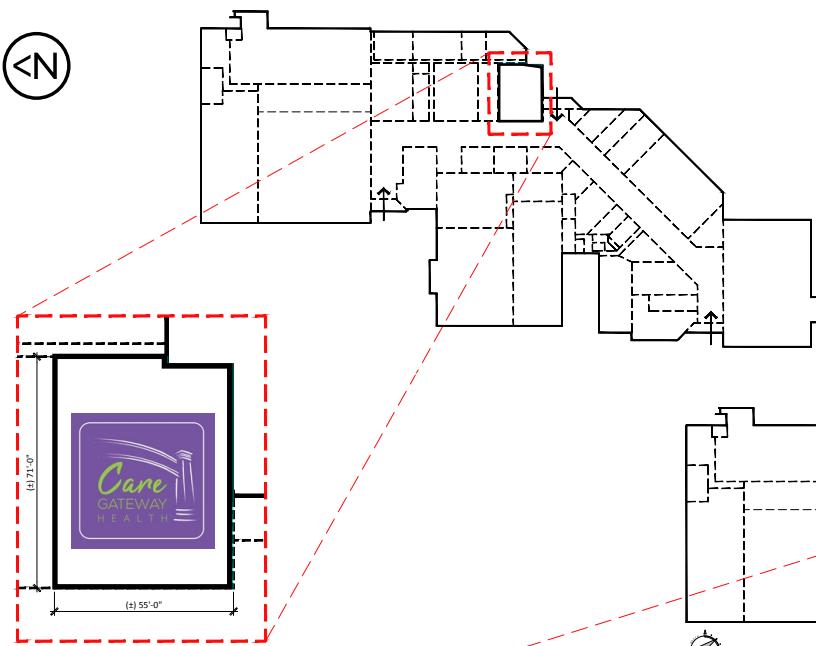


Site Plan | Wetaskiwin Mall

37A Avenue



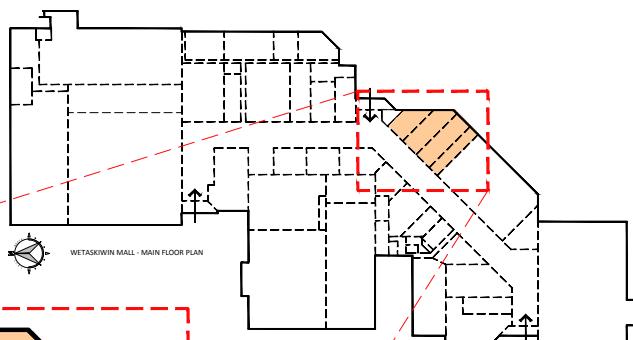
36 Avenue



Block Details

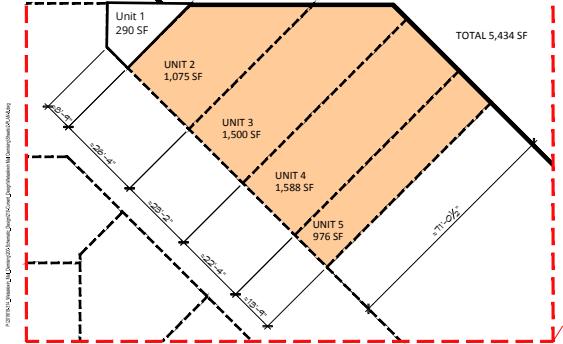
Block 1: LEASED

Care Gateway Pharmacy & Medical Clinic NOW OPEN



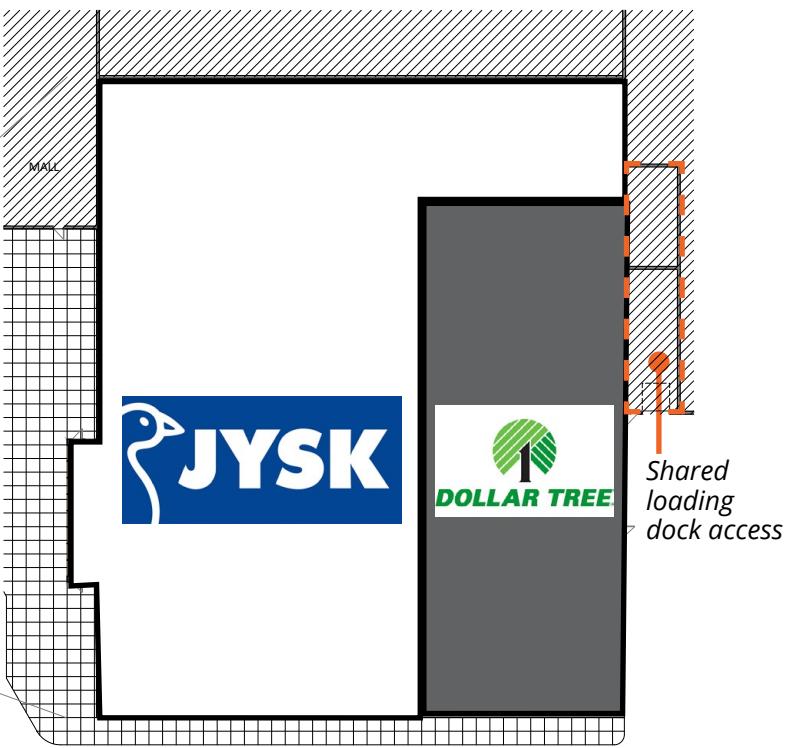
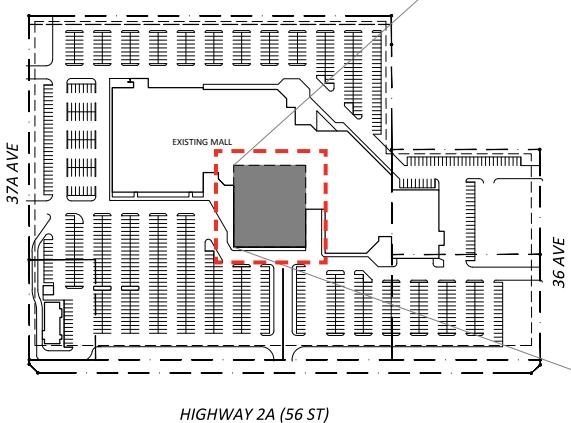
Block 2: 1,075 sf - 5,301 sf

Ideal Uses:
Apparel, Fitness,
Medical, Office



Block 3: LEASED

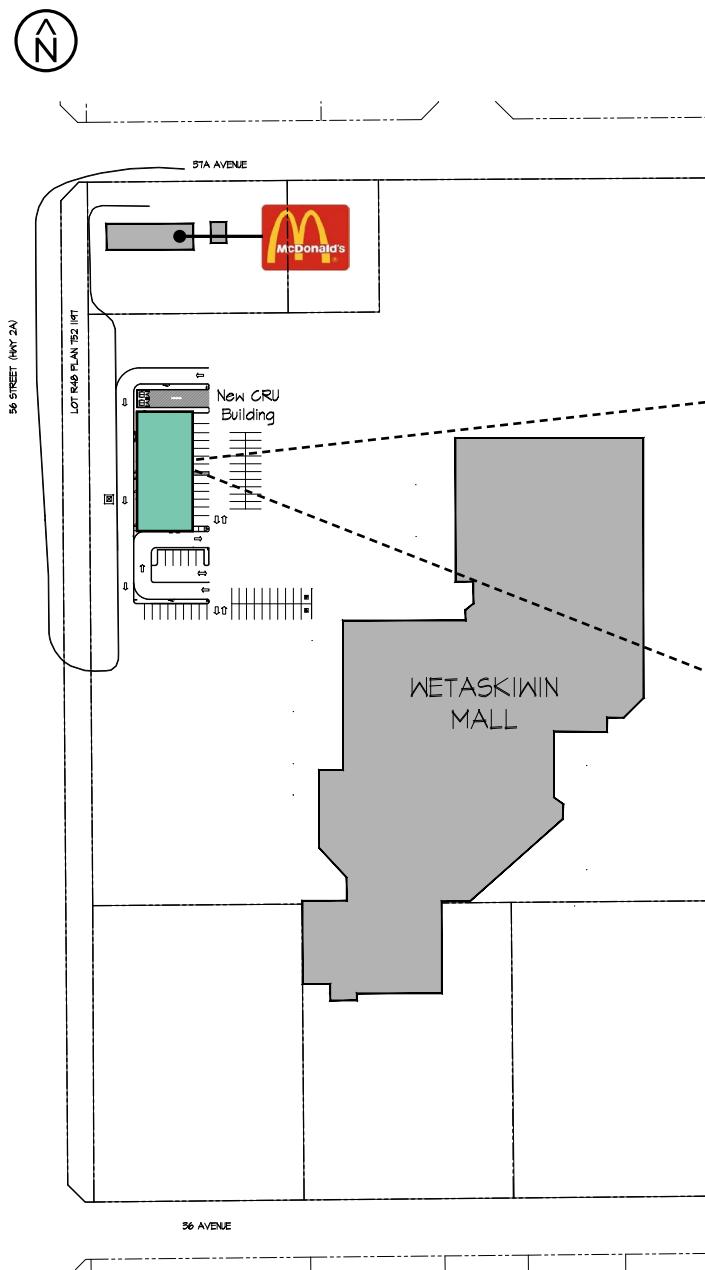
JYSK Now Open



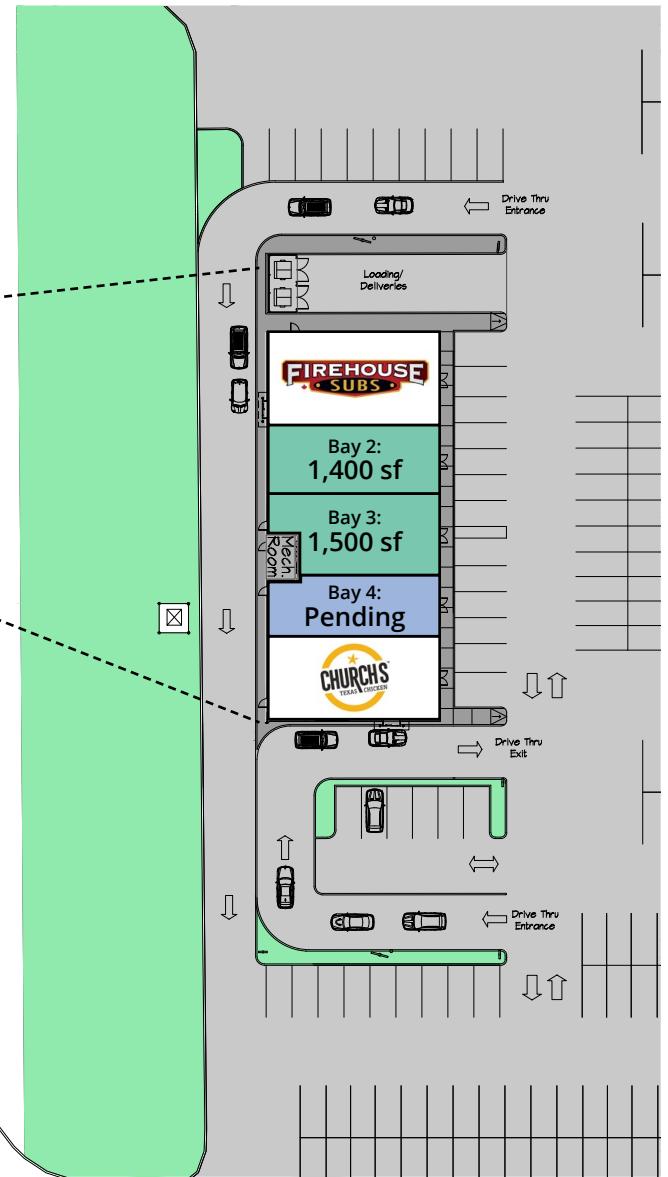
Shared
loading
dock access

New CRU Development

Wetaskiwin Mall, Wetaskiwin, AB



New CRU - Site Plan



Development Details

Timing:

Available immediately

Bay Sizes:

Starting at 1,400 sf

Basic Rent:

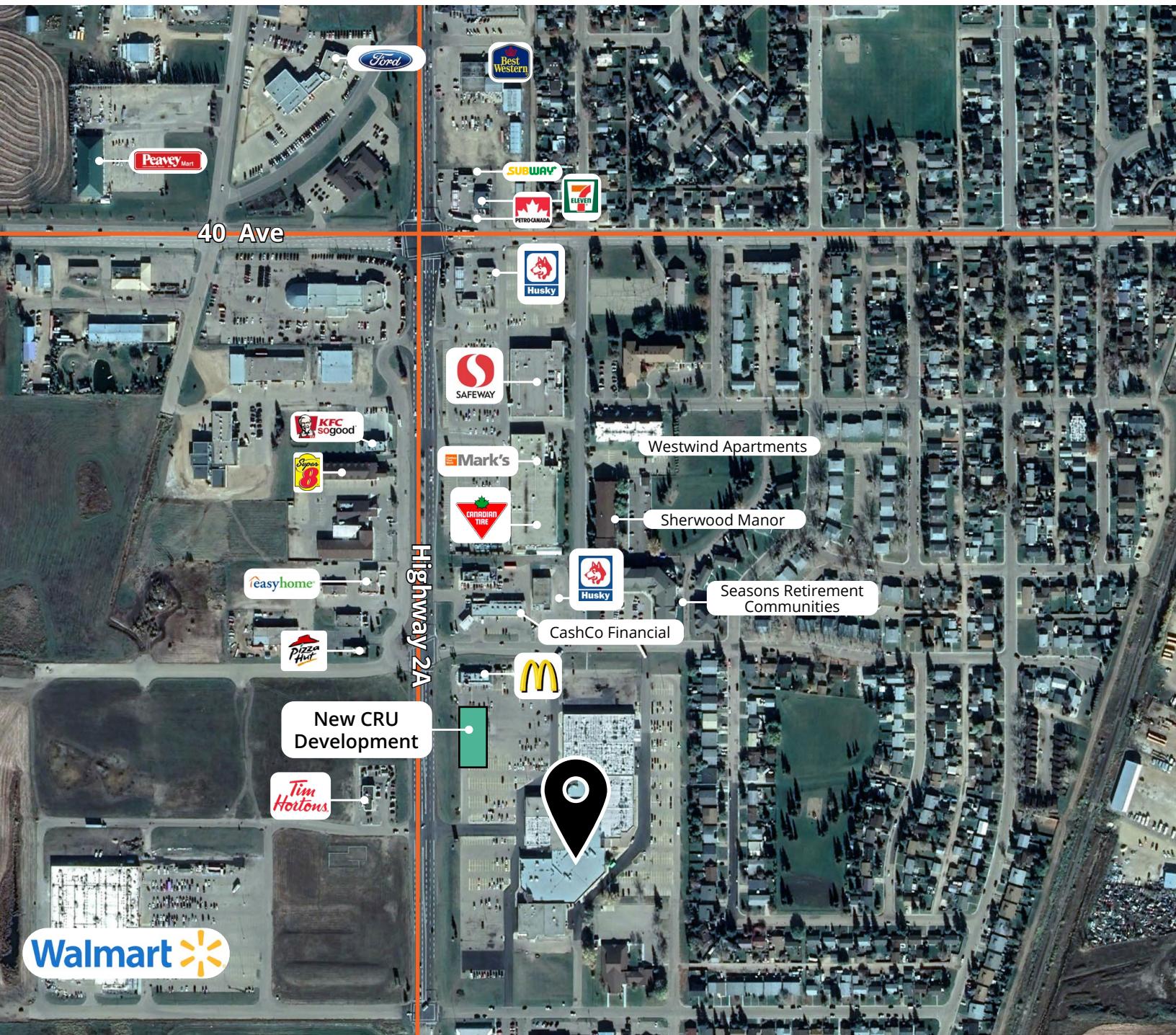
Market

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.



\$91,979

Average Family Income
(Sitewise, 2025)



93,637

Secondary Trading Area Population
(wetaskiwin.ca)



15,110

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



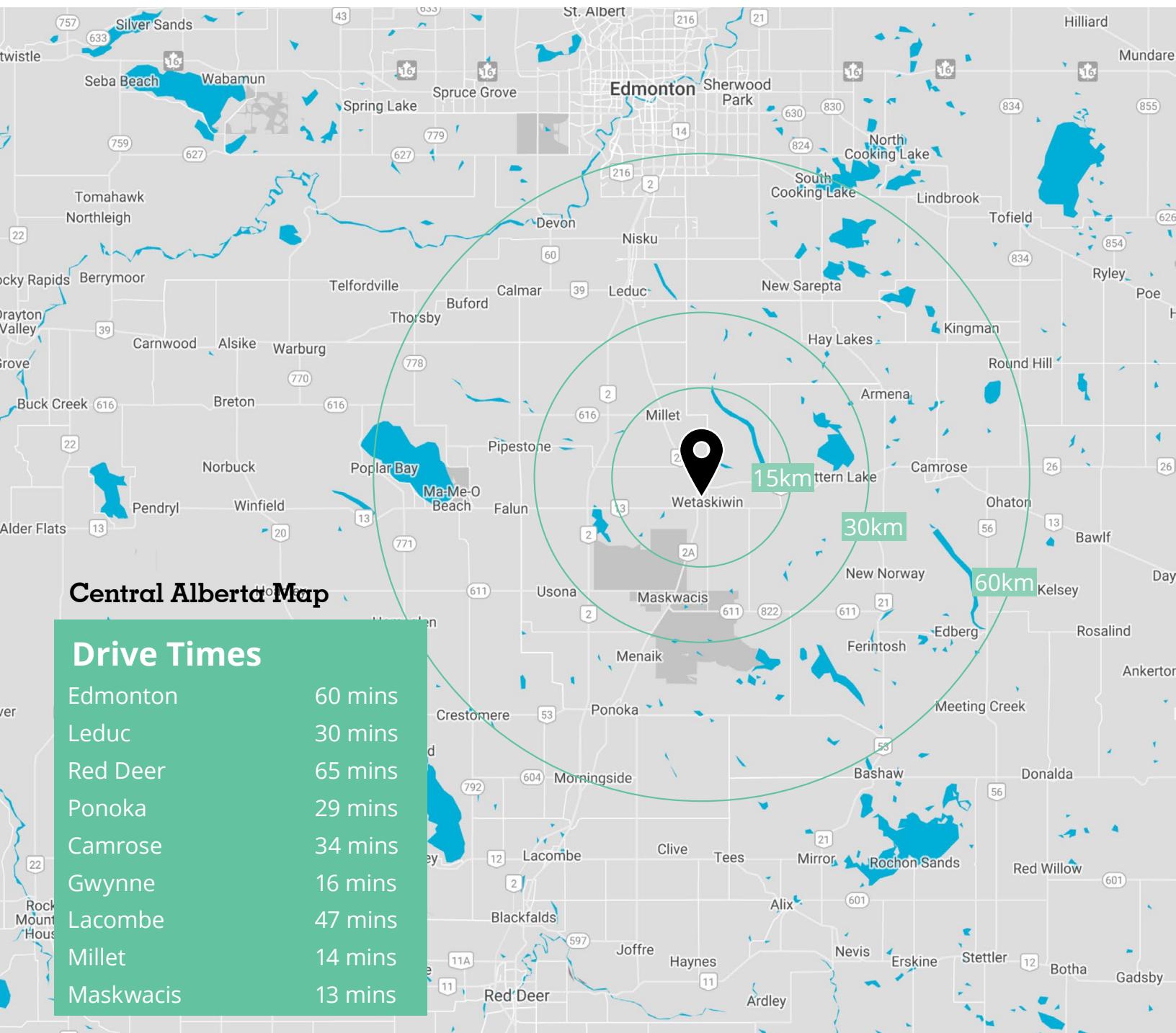
Visitor destination

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



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The logo for Avenue Living, featuring a stylized blue 'A' above the words 'Avenue Living' in a bold, black, sans-serif font.