

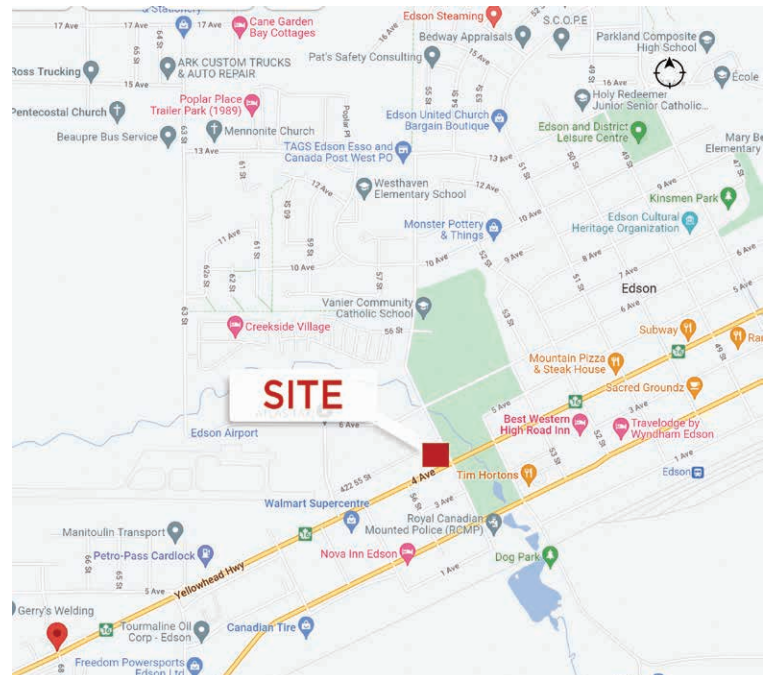
END CAP WITH DRIVE THRU



2,000 SF Endcap with Drive-Thru

Property Details

Municipal Address:	5510-4th Avenue, Edson, AB
Legal Description:	Plan: 461AJ Block 162 Lot: 1-4
Site:	21,000 SF
Zoning:	C3 - Highway Commercial
Lease Rate:	Market
Possession:	Immediate
Operating Costs	\$12.50 Per SF (estimated 2022)





John Shamey
Associate Partner
780 702 8079
john.shamey@cwedm.com


Dane Phaneuf
Associate
780 993 8574
dane.phaneuf@cwedm.com


CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Demographics

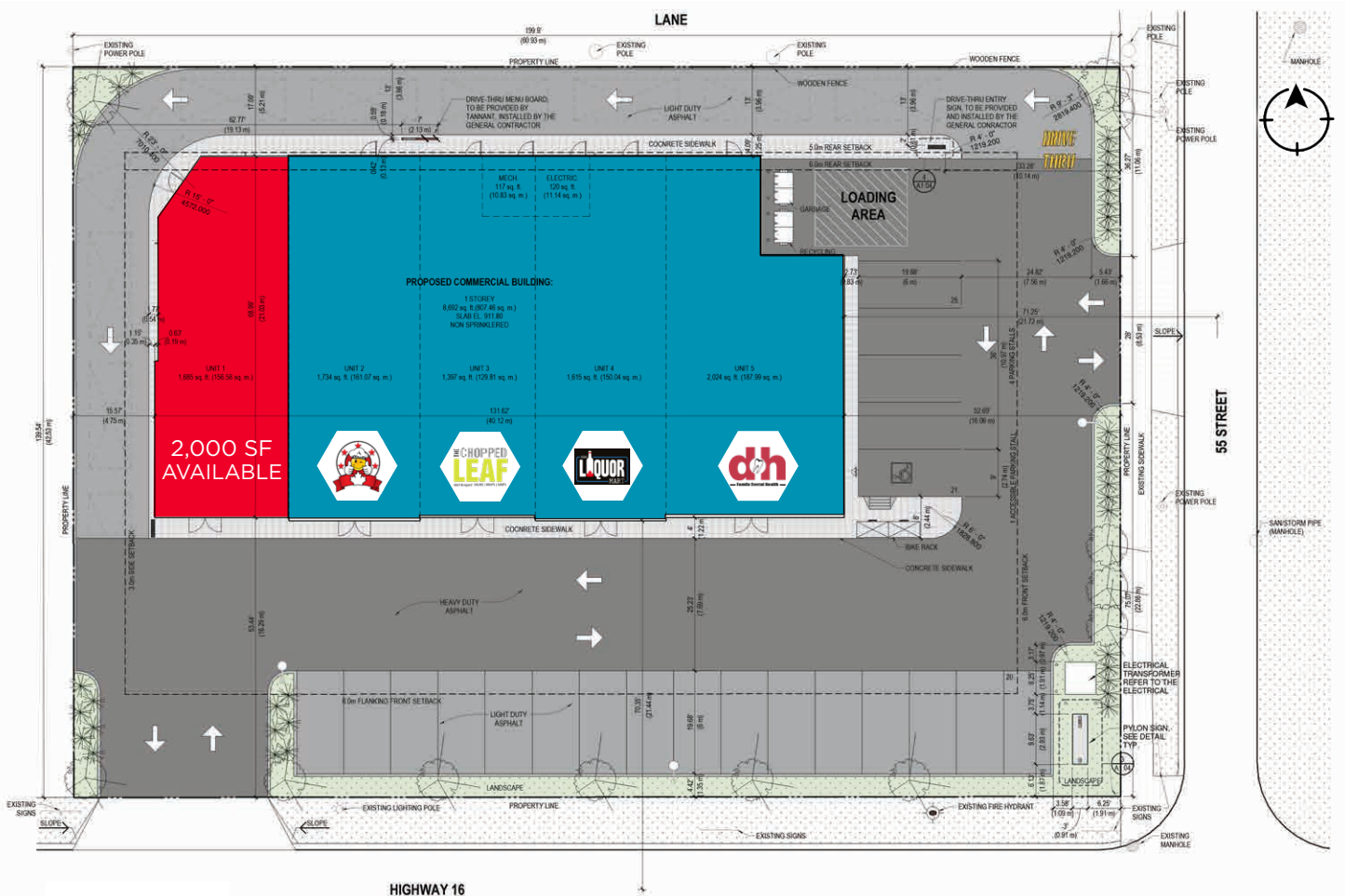
	POPULATION		
	1km	3km	5km
	2,893	8,291	8,644

	AVERAGE INCOME		
	1km	3km	5km
	\$94,737	\$114,730	\$ 116,270

	HOUSEHOLDS		
	1km	3km	5km
	1,250	3,286	3,407

	VEHICLES PER DAY		
	11,440 on 4 Avenue (Highway 16) in front of property in 2021		

Site Plan



John Shamey
Associate Partner
780 702 8079
john.shamey@cwedm.com

Dane Phaneuf
Associate
780 993 8574
dane.phaneuf@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Photos



John Shamey
Associate Partner
780 702 8079
john.shamey@cwedm.com

Dane Phaneuf
Associate
780 993 8574
dane.phaneuf@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. June 25, 2019

John Shamey
Associate Partner
780 702 8079
john.shamey@cwedm.com

Dane Phaneuf
Associate
780 993 8574
dane.phaneuf@cwedm.com

cwedm.com

