

TWO 1,020 SF RETAIL BAYS AVAILABLE

PROPERTY HIGHLIGHTS

- Join Subway, Dairy Queen, Busters Pizza, Esso, Boston Pizza and Shining Stars Daycare!
- Strategically located along Highway 2A.
- Highway 2A sees over 14,000 vehicles per day in each direction
- Average household income within a 1km radius is over \$85,944
- Area retailers/businesses include No Frills, McDonalds, Wendy's and others
- · Features ample on site parking
- C2 Highway Commercial District zoning allows for a wide variety of uses
- High exposure signage opportunities available

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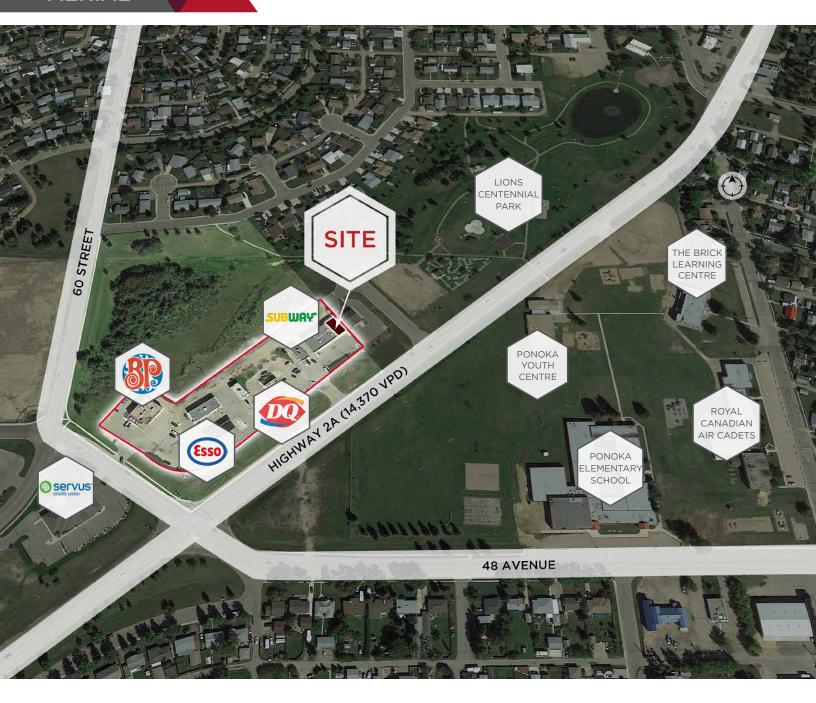
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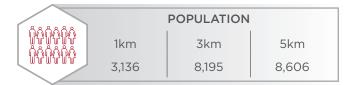
PROPERTY DETAILS

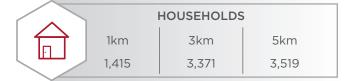
Municipal Address:	Unit #8, 4800 AB-2A, Ponoka, AB	Lease Rate:	Market
		Size Available:	Two 1,020 SF Units (2,040 SF
Legal Description:	Plan 7922917 Block 55 Lot 18		of contiguous space)
		Available:	Immediately
Zoning:	C2: Highway Commercial	Operating Costs:	\$8.52 per SF (2024)

AERIAL



DEMOGRAPHICS









VEHICLES PER DAY

6,610 on Highway 2A 4,710 on Highway 54

PROPERTY PHOTOS









INTERIOR PHOTOS











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