

FOR LEASE

# New Construction at Westwinds Shopping Centre

Highway 36 & Highway 3, Taber, AB



## Property Highlights

- Bays available from 1,200 SF up to 3,200 SF
- Drive-thru available
- Well positioned to take advantage of exposure to Highway 3 and Highway 36, the main highway access to Taber
- Intersection of Highway 3 and Highway 36 traffic flow over 10,400 VPD (2022)
- Population of Taber over 9,000 people (2022)
- Immediate retail draw includes Walmart, Tim Horton's, Boston Pizza, Dollar Giant, Sugar Town Spirits, Coop Gas Bar, Dairy Queen and Wendy's.
- Possession fall of 2024
- Operating Costs: \$11.49 (estimated for 2024)



### David Cooney

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Aerial



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**Aerial**

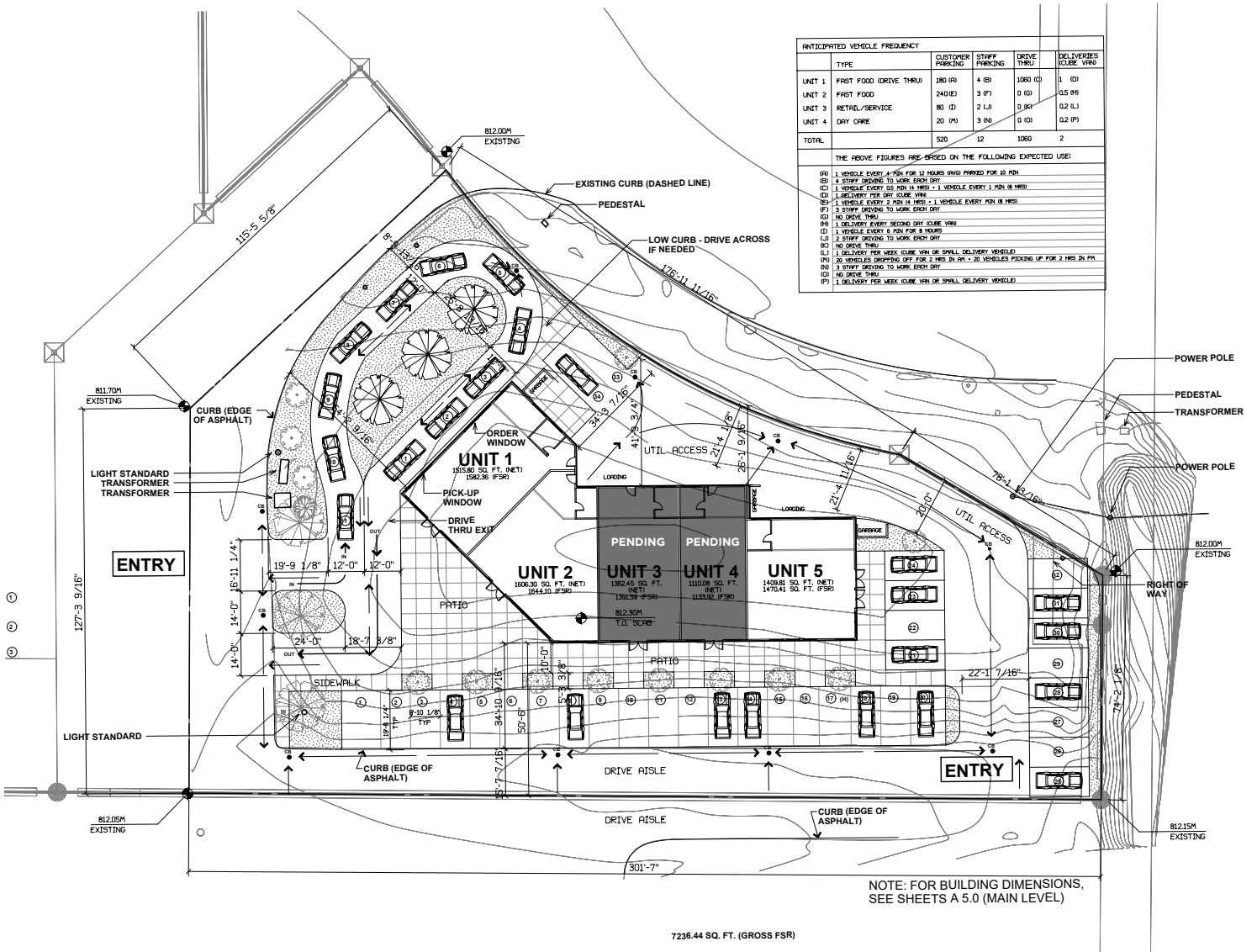


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**Site Plan**



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