

FOR LEASE WESTWINDS SHOPPING CENTRE

Highway 36 & Highway 3,
Taber, AB

**CUSHMAN &
WAKEFIELD**
Edmonton



JOIN FIREHOUSE SUBS BARBURRITO & EDO JAPAN

JOIN WALMART, TIM HORTONS & BOSTON PIZZA

PROPERTY HIGHLIGHTS

- **ONLY TWO BAYS REMAINING:** 1,470 SF and 1,644 SF.
- Join our newest tenants: Firehouse Subs, EDO Japan, and Barburrito.
- Well positioned to take advantage of exposure to Highway 3 and Highway 36, the main highway access to Taber Intersection of Highway 3 is 8,680 VPD.
- Population of Taber over 10,731 people (2024).
- Other immediate retail draw includes Walmart, Tim Hortons, Boston Pizza, Dollar Giant, Sugar Town Spirits, Coop Gas Bar, Dairy Queen and Wendy's.
- Possession Spring of 2025.
- Operating Costs: \$11.49 (estimated for 2025).

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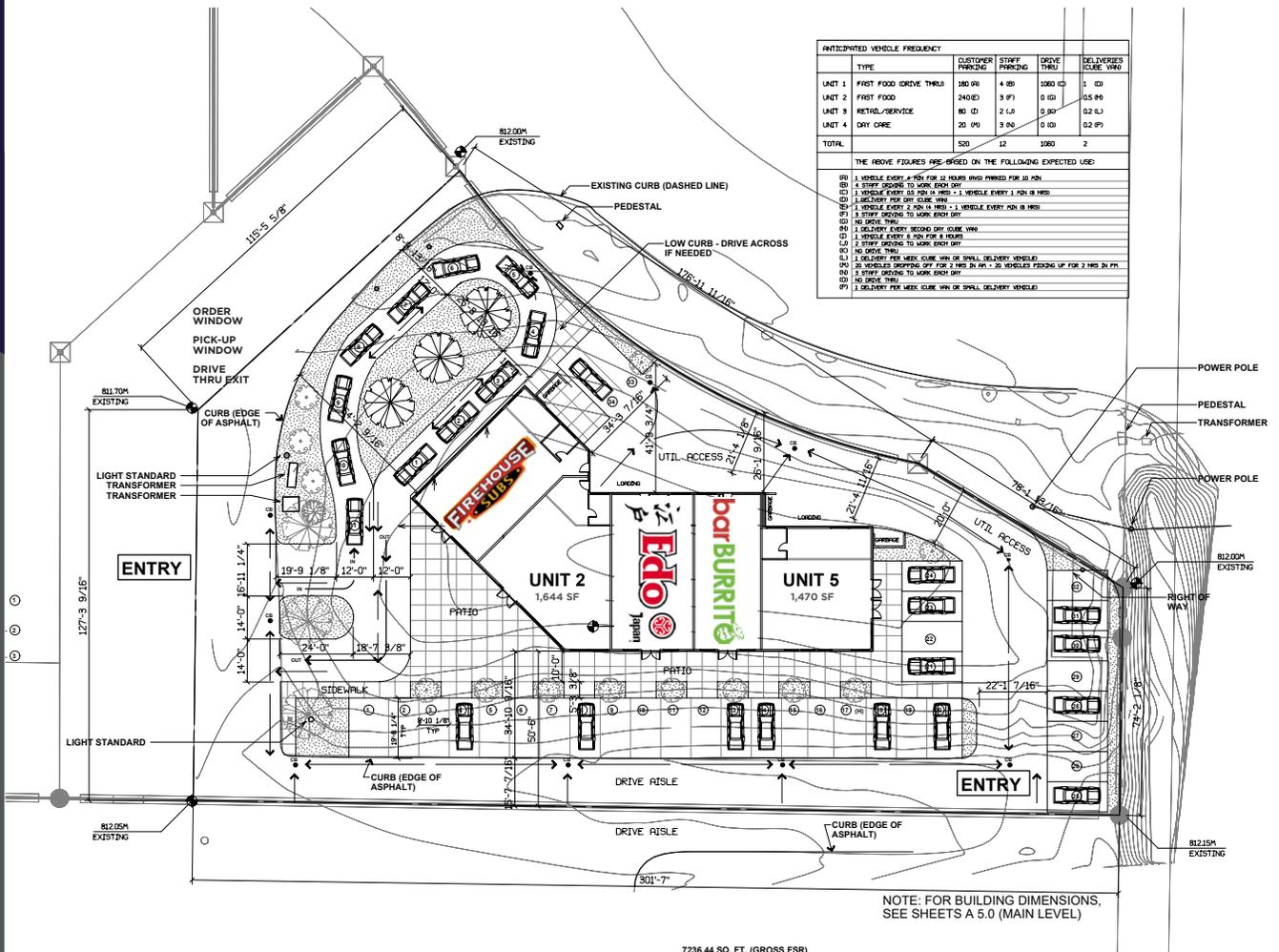
AERIALS



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SITE PLAN





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