

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).

David Cooney
Partner
780 917 8327
david.cooney@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. January 16, 2025

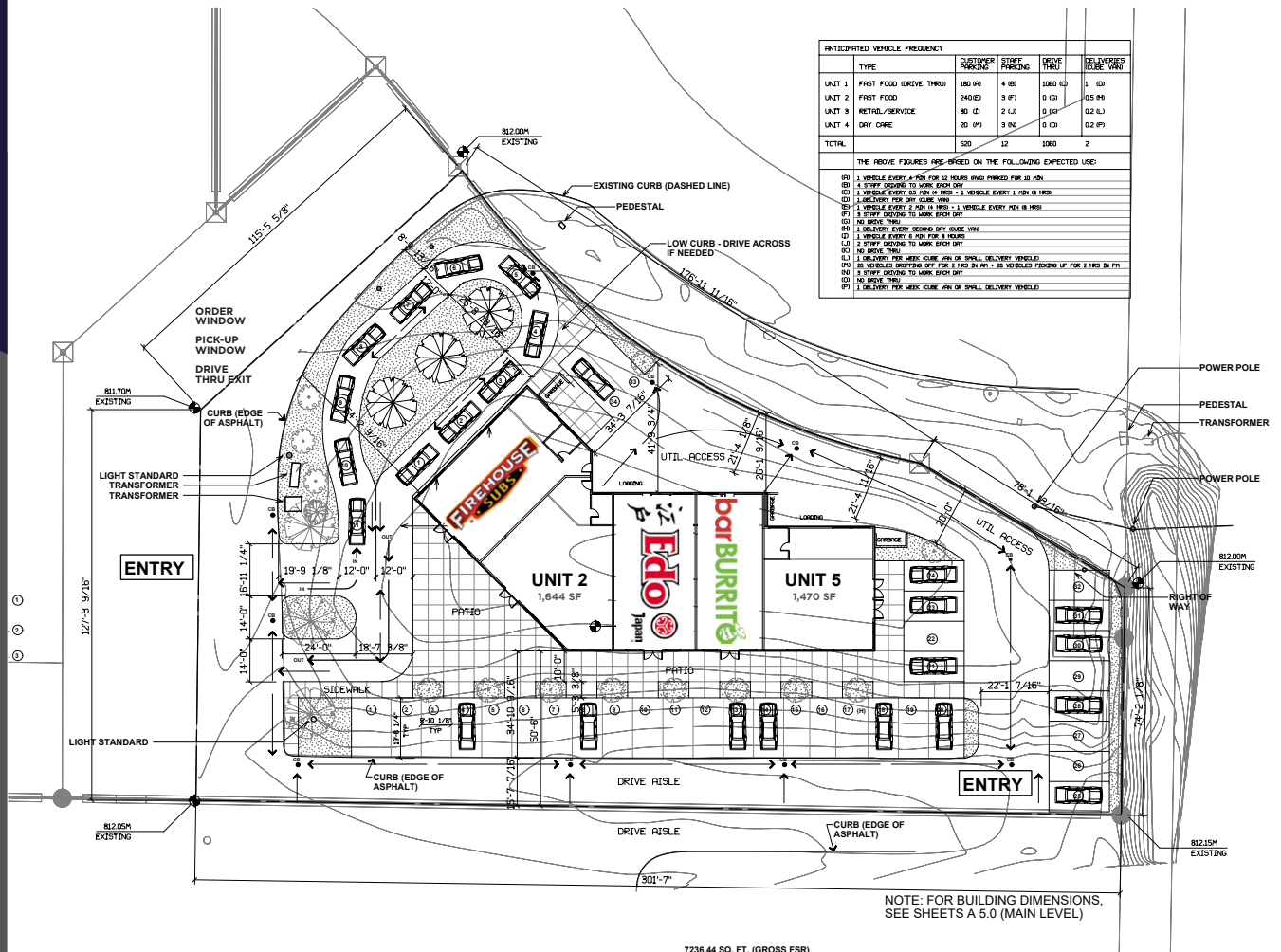
AERIALS



JOIN TIM HORTONS AND BOSTON PIZZA



SITE PLAN





David Cooney
Partner
780 917 8327
david.cooney@cwedm.com