

**1,044 SF AVAILABLE IMMEDIATELY**



## Property Highlights

- Fully built out retail store/massage clinic located along 56th street in Westaskiwin, Alberta.
- Exceptional exposure with fascia and pylon signage available.
- Shared mezzanine space with Shanti Wellness Centre available.
- Reception and retail sales area located in the front of the unit with two built out offices or treatment rooms.
- Built out washroom and kitchenette area for staff.
- Available Immediately!

## IDEAL TENANTS



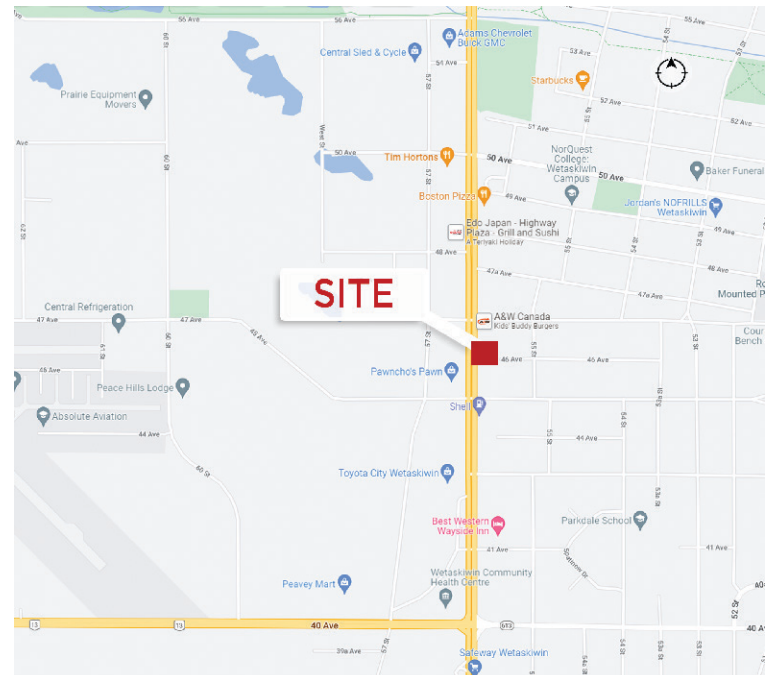
Optometrist



Professional Services



Medical Use



## Dane Phaneuf

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## CUSHMAN & WAKEFIELD

Edmonton  
Suite 2700, TD Tower  
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## Property Details

**Municipal Address:** 4527 56 Street NW  
Wetaskiwin, AB

**Legal Description:** Unit 7, Plan 0220105

**Zoning:** C3

**Parking Area:** Ample Parking

**Size:** 1,044 SF

**Utilities:** Shared with Shanti Wellness Centre

**Gross Rent:** \$2,500 per month

## Aerial



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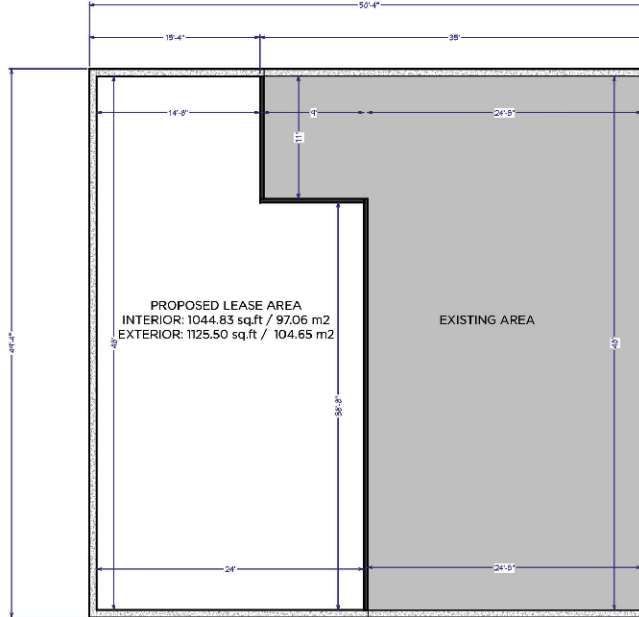




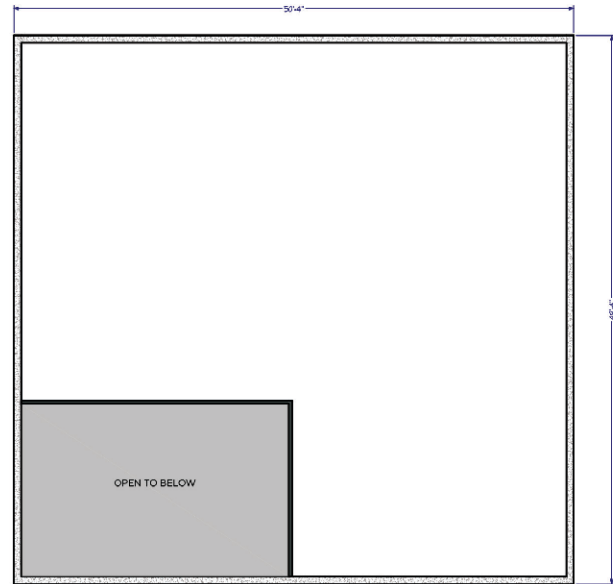
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WAKEFIELD**  
Edmonton

FOR LEASE  
**4527 56 Street NW**  
**Wetaskiwin, AB**

## FLOOR PLAN



MAIN FLOOR



UPPER FLOOR

## PROPERTY PHOTO



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