

**FOR LEASE**  
**FORMER HUSKY - FIXTURED RESTAURANT**  
1041 14 Avenue, Wainwright, AB  
**3,865 SF AVAILABLE**



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# THE OPPORTUNITY

- Fixtured restaurant with great exposure along Highway 14.
- All petroleum equipment has been removed including tanks and pumps.
- Strategically located along and with direct access to Highway 14.
- Ample electrical & gas service for restaurant user.
- Average number of vehicles along Highway 14 is approximately 7,840.
- High exposure signage available.
- C-3 Highway Commercial Zoning allows for a wide variety of uses.
- Area retailers/businesses include Boston Pizza, KFC, Domino's, Petro Canada, NAPA Auto Parts and Fas Gas.
- Site Features ample on site parking.
- Lease Rate: Market.





# PROPERTY DETAILS

**Municipal Address:** 1014 14 Avenue,  
Wainwright, AB

**Legal Description:** Plan 5721, Block 68,  
Lot 10-15

**Zoning:** C3 - Highway  
Commercial

**Parking Area:** 21 Stalls

**Description:** Former Husky  
gas station and  
c-store with fixtured  
restaurant

**Size:** 3,865 SF

**Lot Area:** 33,397 SF

**Additional Rent:** \$11.00 per SF  
(est. 2023)



INTERIOR PHOTOS

# DEMOGRAPHICS



## POPULATION

| 1km   | 3km   | 5km   |
|-------|-------|-------|
| 2,852 | 7,446 | 7,638 |



## HOUSEHOLDS

| 1km   | 3km   | 5km   |
|-------|-------|-------|
| 1,206 | 2,977 | 3,016 |



## AVERAGE INCOME

| 1km       | 3km       | 5km       |
|-----------|-----------|-----------|
| \$112,561 | \$114,653 | \$114,972 |



## VEHICLES PER DAY

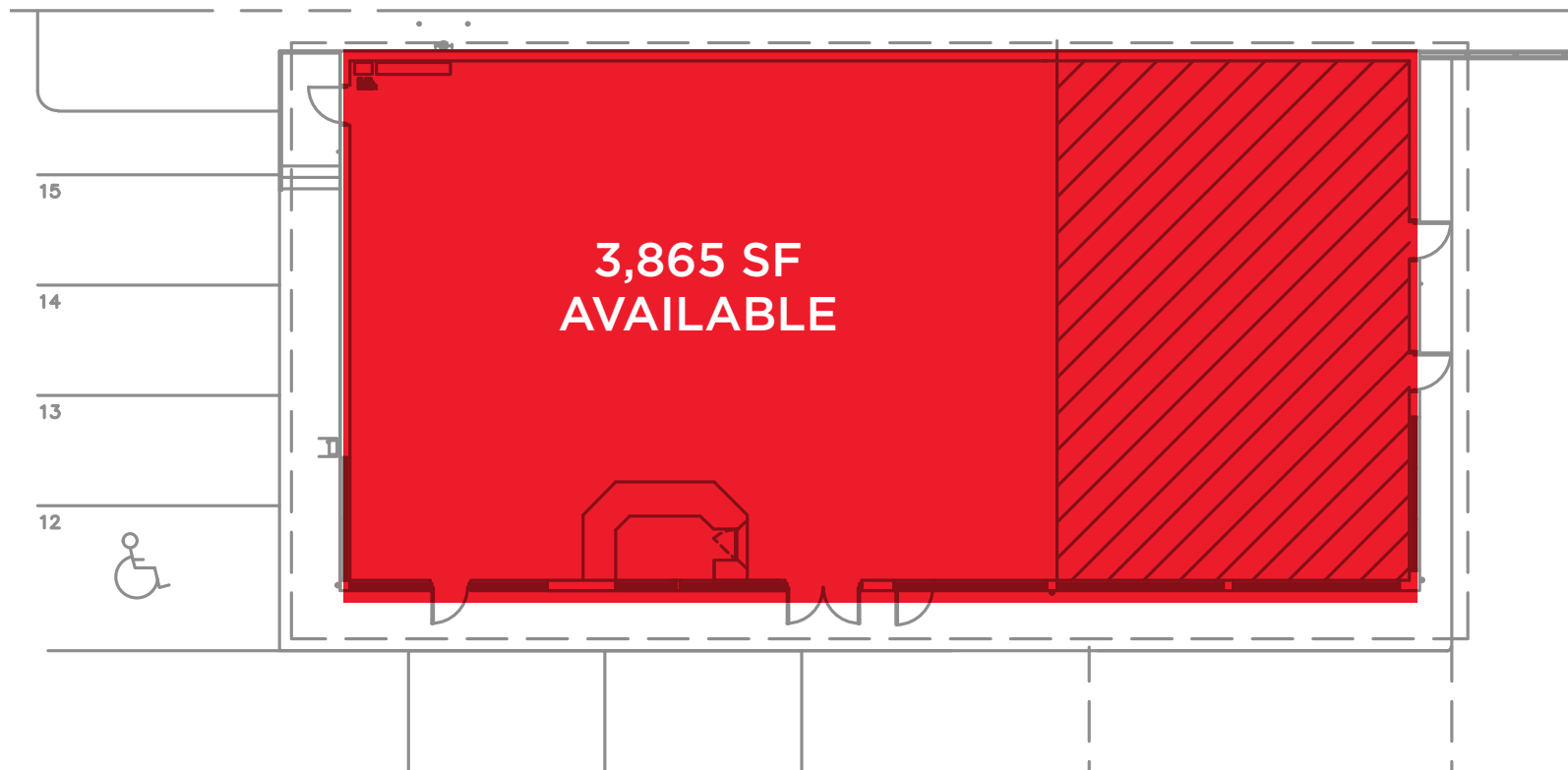
7,840 on 14 Avenue (Highway 14) in front of  
property



# SITE PLAN



GRAVEL LANE



14 AVENUE/HIGHWAY 14



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