



FOR SALE  
**HIGH EXPOSURE  
LAND OPPORTUNITY**  
APPROXIMATELY 1.04 ACRES/45,300 SF  
**1302 10 STREET, WAINWRIGHT, AB**

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## NORTH YARD

## PROPERTY HIGHLIGHTS

- **HIGH EXPOSURE COMMERCIAL SITE AVAILABLE**
- Property located just off Highway 14 and along Main Street (10th Street)
- Wainwright is a major service center for East Central Alberta, with a retail trade area capturing over 50,000 people

### NORTH YARD

<b>Municipal Address:</b>	1302 10th Street, Wainwright, AB
<b>Legal Description:</b>	Lot PT 17-23, Block 68, Plan 5721 AD
<b>Zoning:</b>	C2 (Secondary Commercial District)
<b>Land:</b>	1.04 Acres
<b>Property Tax:</b>	\$5,776.26 (Annually)
<b>Price:</b>	\$233,000.00



**SOUTH YARD - SOLD**

# PROPERTY FEATURES

## SOUTH YARD - SOLD!

<b>Municipal Address:</b>	1216 10th Street, Wainwright, AB
<b>Legal Description:</b>	Lot PT 5, Block 11, Plan 3682 RS
<b>Zoning:</b>	C2 (Secondary Commercial District)
<b>Land:</b>	0.88 Acres
<b>Property Tax:</b>	\$2,174.55 (Annually)

## TOTAL PRICE

**\$429,000.00 (\$223,437.50/ACRE)**



**EASY ACCESS  
FROM HIGHWAY 14**



**\$102,122 AVERAGE  
HOUSEHOLD INCOME  
WITHIN 2KM**



**RARE C2  
COMMERCIAL  
ZONED LAND PARCELS**



# MARKET SUMMARY

Exciting opportunity to acquire commercial property on Wainwright's Main Street. Close proximity to amenities including parks, restaurants, hotels, and Wainwright Elementary School enhances the opportunity's appeal.

Wainwright, is strategically positioned in east-central Alberta, serves as a regional trade hub with easy access to Highway 14 and the Canadian National Railway. The town's diverse economy, fueled by agriculture, oil and gas, manufacturing, and retail, is further boosted by the nearby Canadian Forces Base Wainwright. With a population of approximately 6,270 residents and additional population from the base, Wainwright offers a vibrant community mix. Its commercial real estate market provides varied opportunities at competitive prices, including retail, office, industrial and land development options. Supported by a business-friendly environment and local government incentives, Wainwright is primed for investment and development projects. In summary, Wainwright's economic vitality, strategic location and supportive business environment make it an attractive destination for commercial real estate ventures, offering abundant opportunities for success.



**SITE**

## DEMOGRAPHICS

### POPULATION

1 KM: 3,314  
3 KM: 7,446  
5KM: 7,627



### AVERAGE HOUSEHOLD INCOME

1 KM: \$111,485  
3 KM: \$114,653  
5KM: \$114,930



### HOUSEHOLD

1 KM: 1,436  
3 KM: 2,977  
5KM: 3,011



### VEHICLES PER DAY

7,140 VPD (2023) ON HIGHWAY 14



 **CUSHMAN & WAKEFIELD**  
Edmonton

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