



SITE

FOR SALE
HIGH EXPOSURE
LAND OPPORTUNITY
APPROXIMATELY 1.92 ACRES/83,500 SF
1302 & 1216 10 STREET, WAINWRIGHT, AB

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NORTH YARD



PROPERTY HIGHLIGHTS

- **HIGH EXPOSURE COMMERCIAL SITE CONSISTING OF TWO (2) PARCELS 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

PROPERTY FEATURES

SOUTH YARD

NORTH YARD

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

SOUTH YARD

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



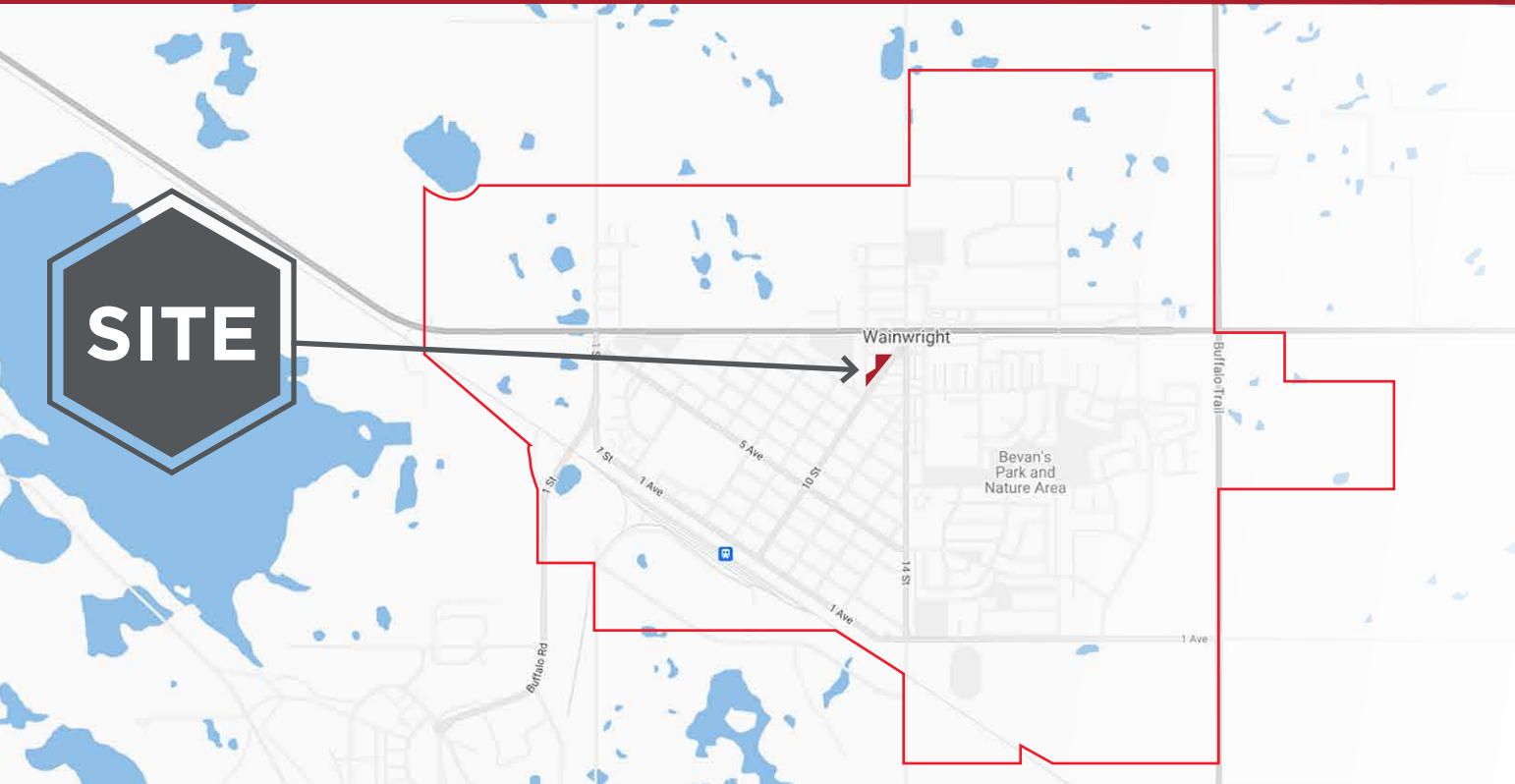
RARE C2
COMMERCIALY
ZONED LAND PARCELS



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.



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



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