



HIGHWAY 14 (7,140 VPD)

MAIN STREET (70 STREET)

14 STREET

**SITE**

**NORTH YARD**

**PENDING**

WALLACE PARK

BUFFALO TRAIL PUBLIC SCHOOL CENTRAL OFFICE

WAINWRIGHT ELEMENTARY CENTRE

WAINWRIGHT PROVINCIAL BUILDING



**LAST PARCEL REMAINING**

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

**Jamie Topham**  
Partner  
780 702 4259  
[jamie.topham@cwedm.com](mailto:jamie.topham@cwedm.com)

**Devan Ramage**  
Associate  
780 702 9479  
[devan.ramage@cwedm.com](mailto:devan.ramage@cwedm.com)

**Cody Miner**  
Sales Assistant  
780 702 2982  
[cody.miner@cwedm.com](mailto:cody.miner@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 for properties in question. March 17, 2025



## 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 - PENDING!**

# PROPERTY FEATURES

## SOUTH YARD - PENDING!

**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**



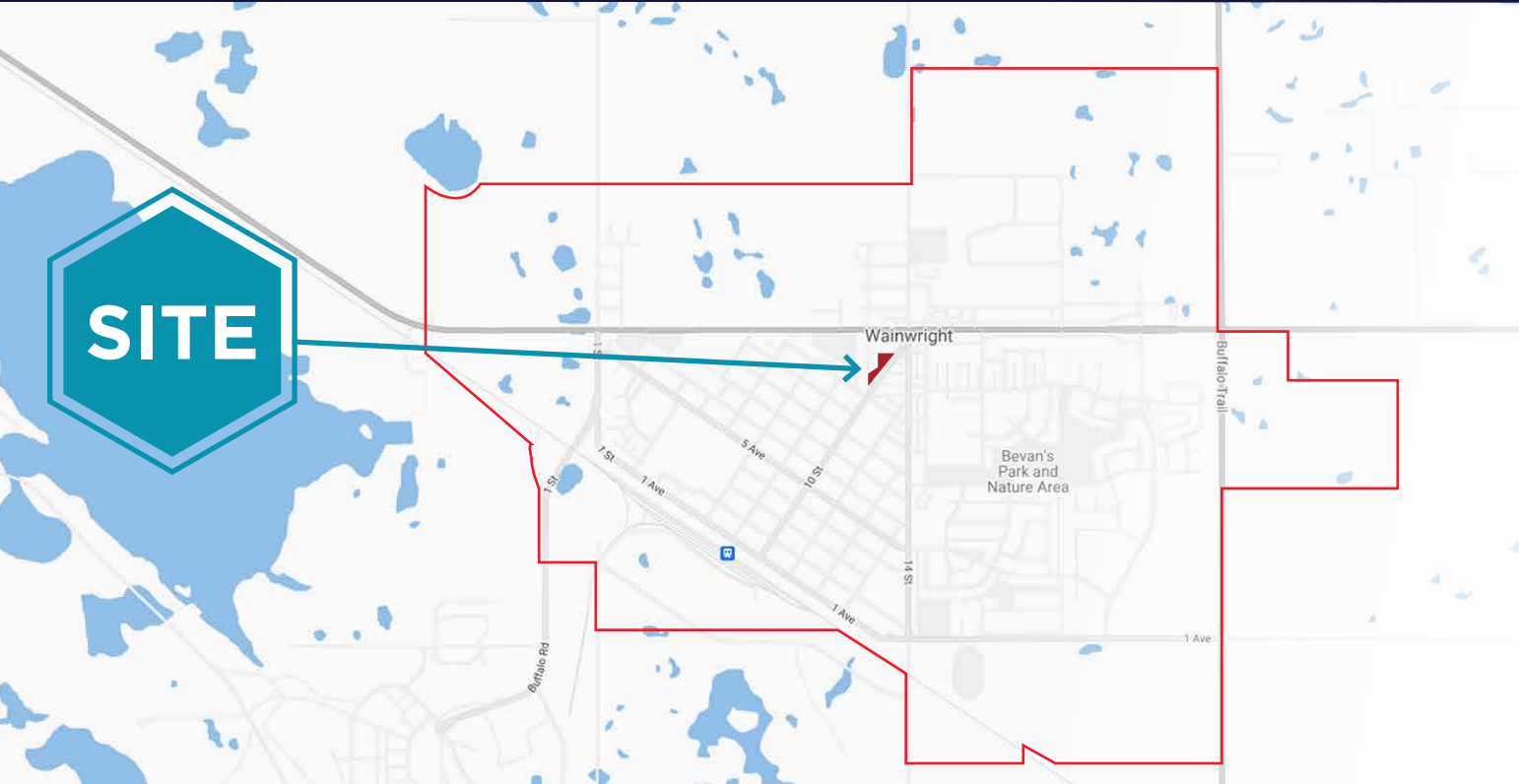
**RARE C2  
COMMERCIALY  
ZONED LAND PARCELS**



# 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

