

FOR SALE

# WAINWRIGHT 14/41 COMMON

NW Corner of Highway 14 & Highway 41,  
Wainwright, Alberta



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# PROPERTY HIGHLIGHTS

High exposure development opportunity strategically located on the NWC of Highway 14 & Highway 41.

Existing operators include: McDonald's, Marks, Webb's 14 41 Ford, Grime Fighters Car & Truck Wash, Veterinary Medical Centre of Eastern Alberta, Agriculture Financial Services and Hall & Company Chartered Professional Accountants.

Highway 14 sees over 7,140 vehicles per day!

Over 6,772 residents within a 3 km radius.

Area retailers include: Walmart, No Frills, Canadian Tire, The Brick, Co-op Food Store, A&W, Tim Hortons, Dairy Queen and many others!

(C3) Commercial Highway Zoning allows for a wide variety of uses.

**Sale Price:**  
Contact  
Listing Agent

## PROPERTY PHOTOS





# AVAILABLE PARCELS

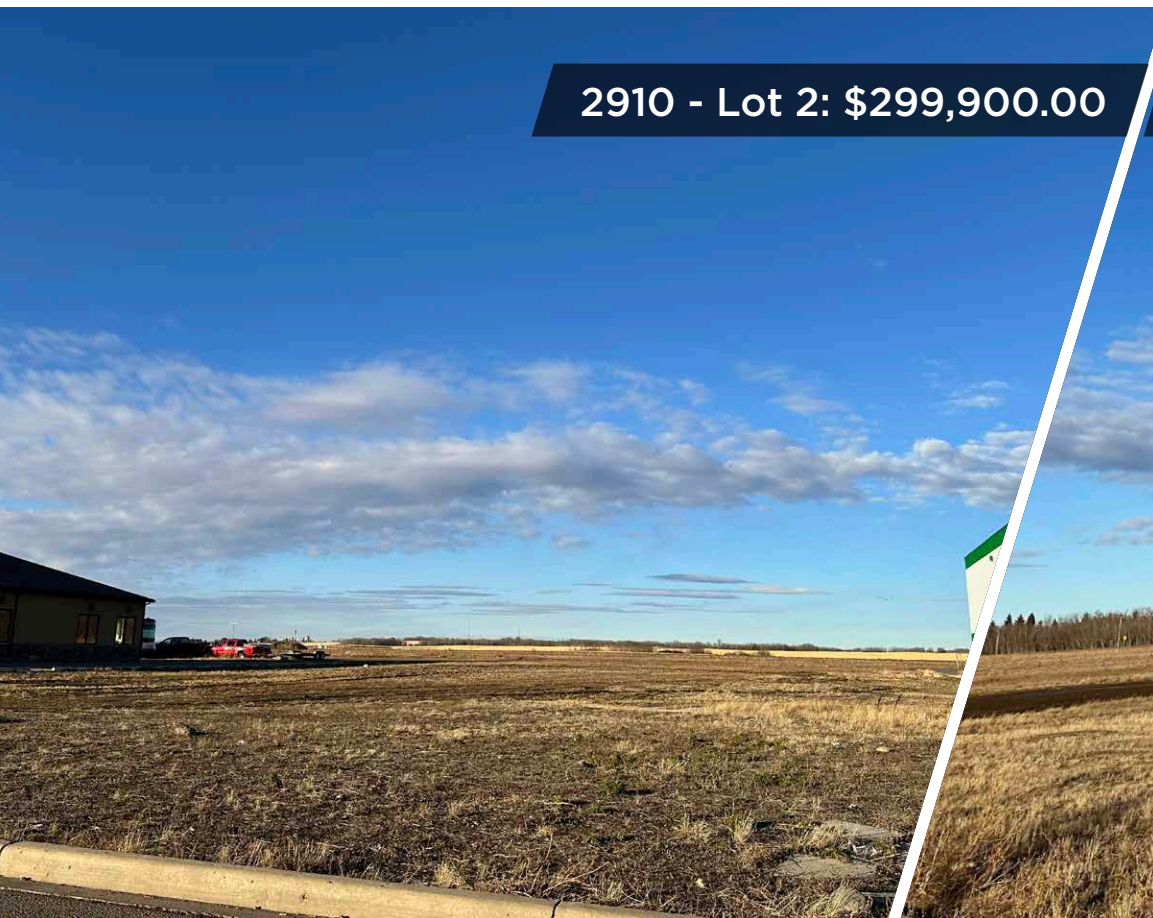
2810 - Lot 4: \$299,900.00



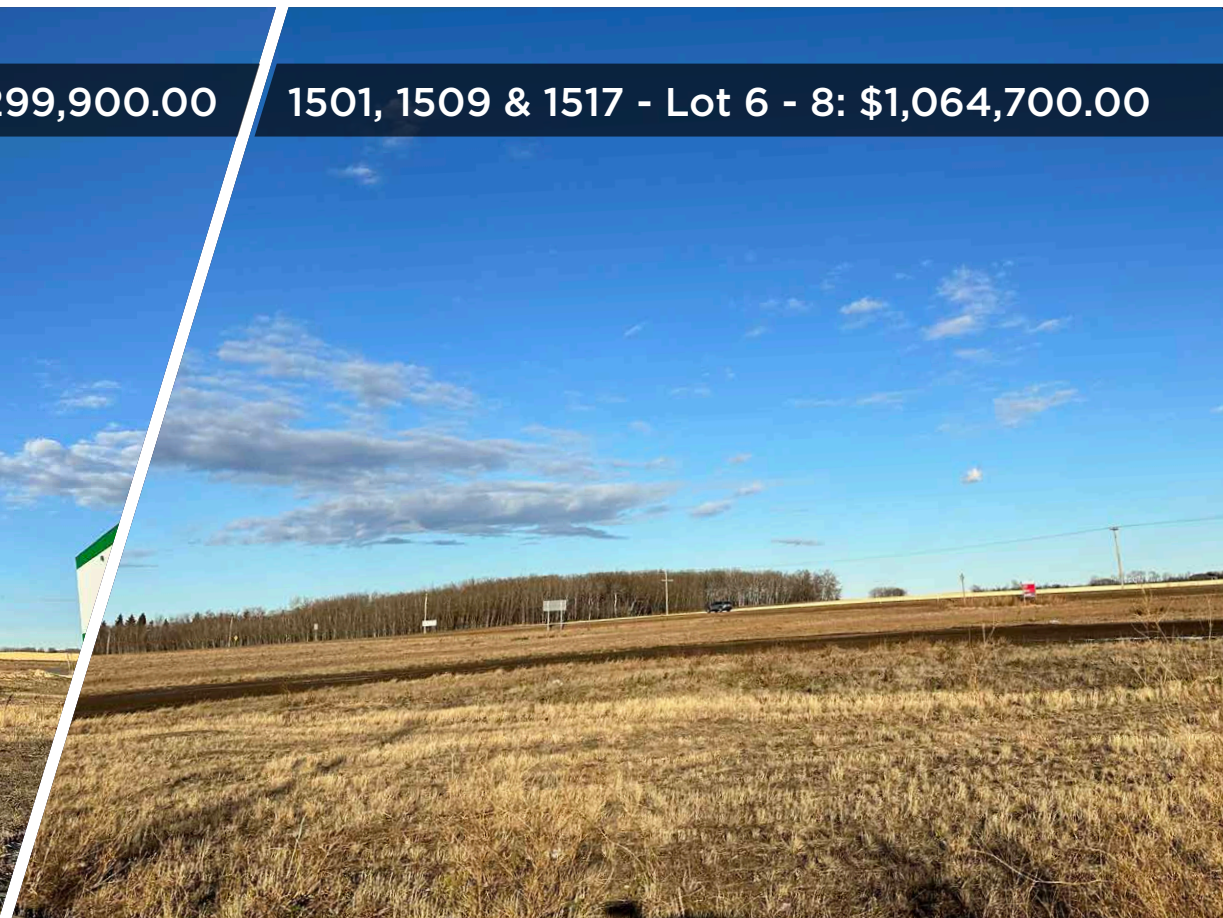
2917 - Lot 4: \$454,000.00



2910 - Lot 2: \$299,900.00



1501, 1509 & 1517 - Lot 6 - 8: \$1,064,700.00







# THE TOWN OF WAINWRIGHT

## Market Overview



### LOCATION AND ACCESSIBILITY:

Wainwright is strategically located in east-central Alberta, with easy access to major transportation routes including Highway 14, Highway 41 and the Canadian National Railway. Its proximity to the Saskatchewan border makes it a hub for regional trade and commerce.



### ECONOMIC PROFILE:

The town's economy is diversified, with key sectors including agriculture, oil and gas, manufacturing, and retail. The nearby Canadian Forces Base (CFB) Wainwright (with a population of approximately 600) also contributes significantly to the local economy, providing employment opportunities and stimulating business activity.



### POPULATION AND DEMOGRAPHICS:

Wainwright has a population of 6,606 people, with a nominal growth rate in recent years. The population is characterized by a mixture of age demographics, including families, young professionals, and retirees, creating a vibrant and diverse community.



### INVESTMENT AND DEVELOPMENT OPPORTUNITIES:

The town's strategic location, growing economy, and supportive business environment make it an ideal destination for investment and development projects. Whether it's revitalizing existing properties or embarking on new construction projects, there are numerous opportunities for investors and developers to capitalize on the town's potential.



### COMMERCIAL REAL ESTATE MARKET:

The commercial real estate market in Wainwright offers a range of opportunities for investors and businesses. Retail spaces, office buildings, industrial facilities, and land for development are available to meet various business needs. With competitive pricing compared to larger urban centers, Wainwright presents an attractive option for businesses looking to establish or expand their presence.



### LOCAL GOVERNMENT SUPPORT:

The Town of Wainwright provides support and incentives for businesses looking to establish or expand operations in the area. This includes assistance with permitting, zoning regulations, business development grants, and other resources to facilitate the growth of commercial enterprises.

In summary, Wainwright offers a compelling combination of economic vitality, strategic location, and supportive business environment, making it an attractive destination for commercial real estate investment. Whether you're looking to lease, buy, or develop properties, Wainwright presents abundant opportunities for success in today's competitive market.



### FOR MORE INFORMATION:

[wainwright.ca](http://wainwright.ca)

Carley Herbert  
Economic Development Officer  
780-842-3381



# DEMOGRAPHICS



## POPULATION

1km	3km	5km
1,303	6,772	7,492



## AVERAGE INCOME

1km	3km	5km
\$145,612	\$114,490	\$114,803



## HOUSEHOLDS

1km	3km	5km
453	2,709	2,990



## VEHICLES PER DAY

7,140 on Highway 14 (2023)  
1,680 on Highway 41 (2023)



## TRADING AREA

Immediate 12,500  
and Extended 51,500





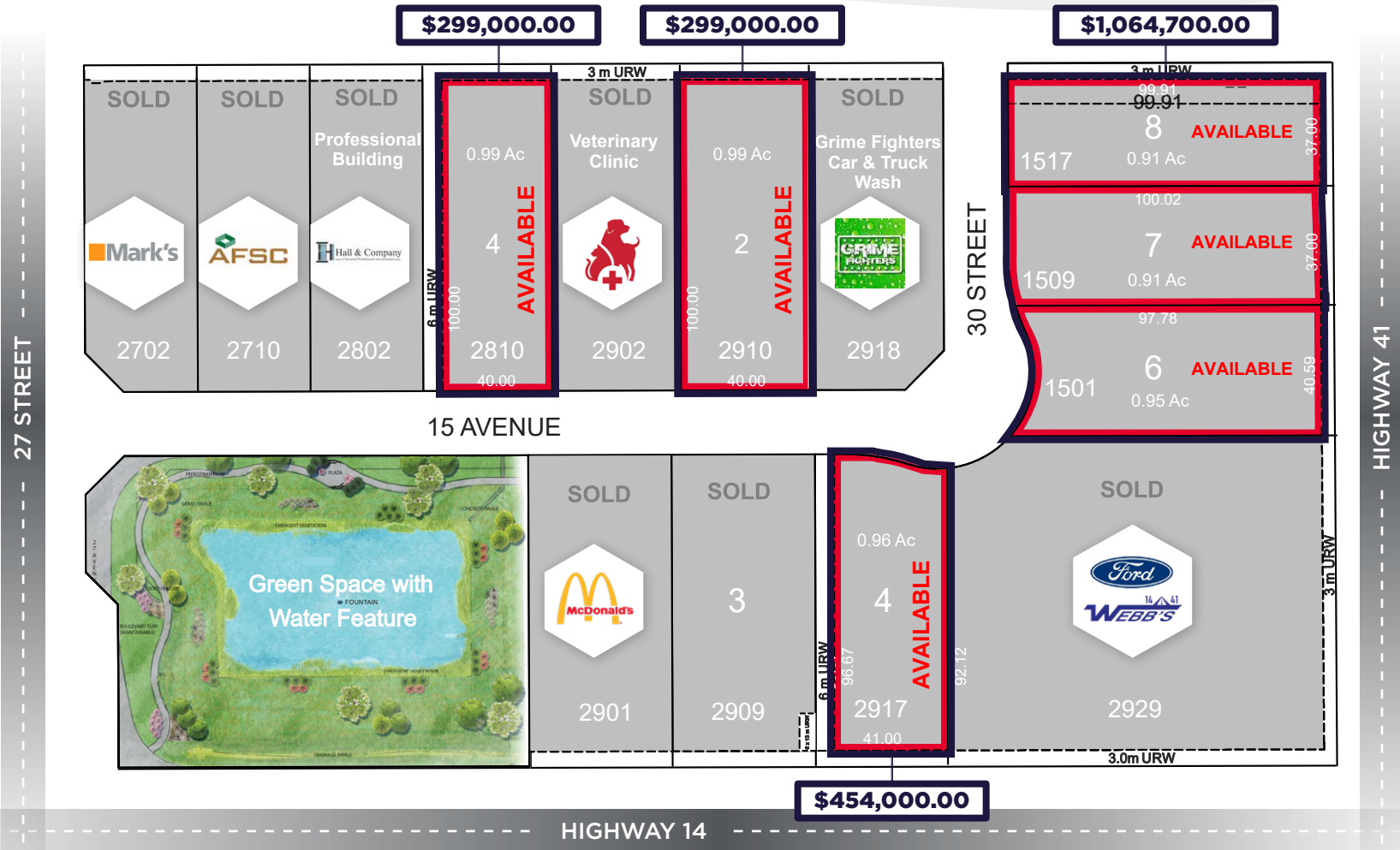
# SITE PLAN

FUTURE COMMERCIAL  
SUBDIVISION

RAMADA.

A&W

The BRICK.



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