



HIGH EXPOSURE INVESTMENT OPPORTUNITY

414 Thickwood Boulevard, Fort McMurray, AB

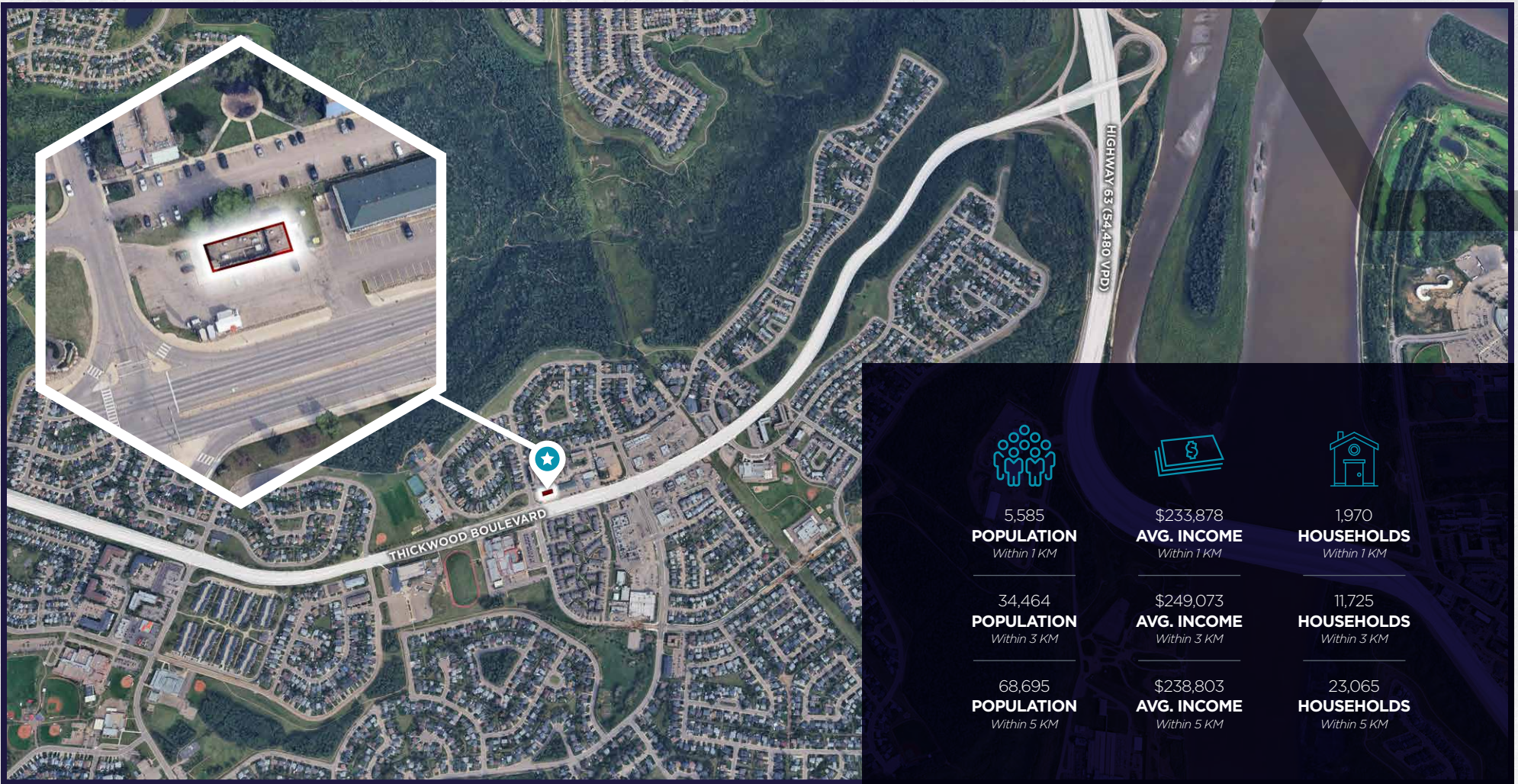
FULLY LEASED RETAIL INVESTMENT

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5,585
POPULATION
Within 1 KM



\$233,878
AVG. INCOME
Within 1 KM



1,970
HOUSEHOLDS
Within 1 KM

34,464

POPULATION
Within 3 KM

\$249,073

AVG. INCOME
Within 3 KM

11,725

HOUSEHOLDS
Within 3 KM

68,695

POPULATION
Within 5 KM

\$238,803

AVG. INCOME
Within 5 KM

23,065

HOUSEHOLDS
Within 5 KM

PROPERTY HIGHLIGHTS

- Fully leased high exposure retail centre
- National tenant and quick serve restaurant space
- Abundant surface parking-36 stalls
- Low site coverage
- 2 Points of access
- Drive through potential
- Pylon signage revenue
- Commercial node in populated residential area

MUNICIPAL ADDRESS	414 THICKWOOD BOULEVARD
LEGAL DESCRIPTION	LOT 7, PLAN 9420944
ZONING	C3 - SHOPPING CENTRE COMMERCIAL DISTRICT
PROPERTY TYPE	RETAIL
LAND SIZE	0.69 ACRES
BUILDING SIZE	±3,000 SF
AVAILABILITY	IMMEDIATE