

FOR LEASE

WHITECOURT COMMERCIAL

5404 49 AVENUE, WHITECOURT, AB



**CUSHMAN &
WAKEFIELD**
Edmonton

DRIVE-THRU OPPORTUNITIES

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PROPERTY DESCRIPTION

Municipal Address:

5404 49 Avenue, Whitecourt, AB

Legal Description:

Plan 8722258

Lot 1, Block 1,

Lot A, Plan 3831HW

Lot 2, Plan 892 0343

Zoning:

C3 - Highway Commercial

Land Size:

8.3 Acres

Availability:

Building A: 1,400-15,630 SF

Building B: 3,530 SF

Building C: 1,200-6,500 SF

TOTAL: ±25,600 SF

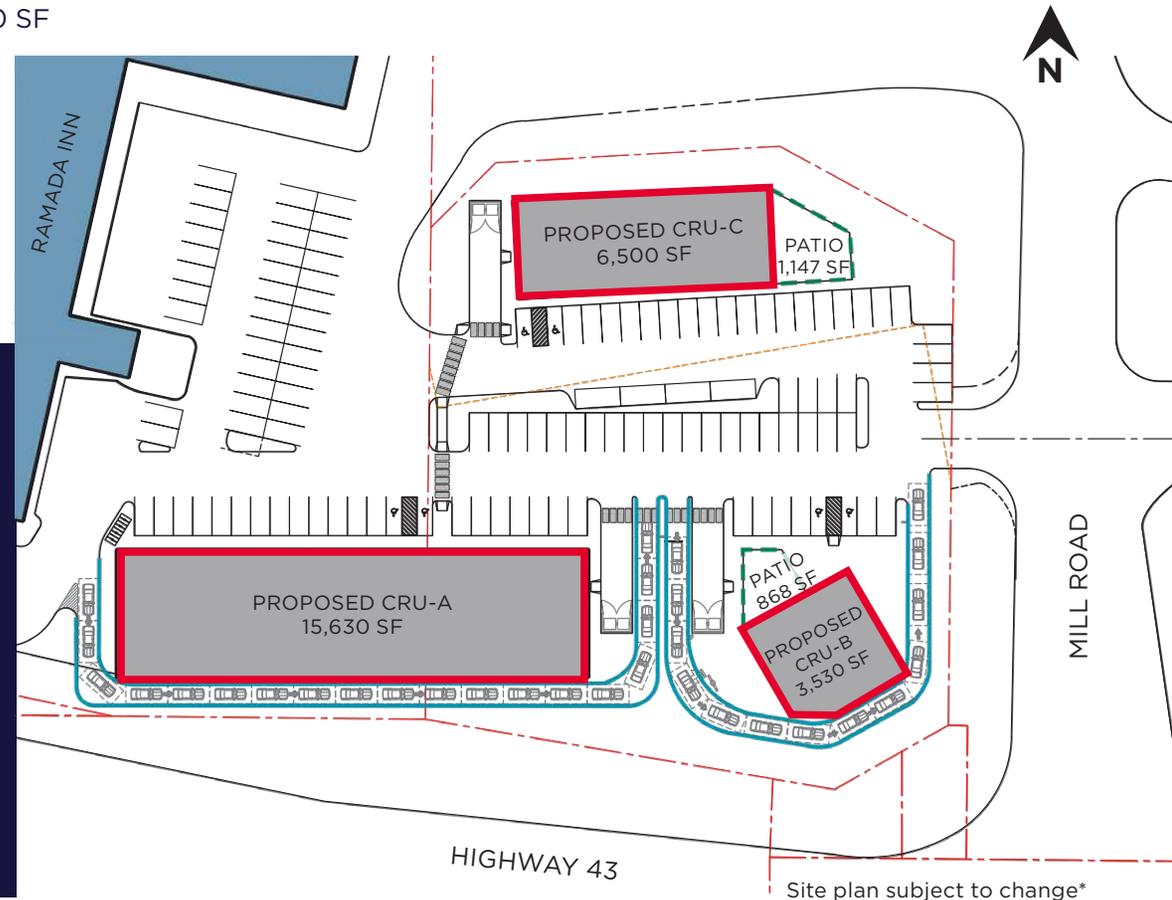
Parking:

3.2 stalls/1,000 SF

Operating Cost:

\$12.00 (2026) EST

SITE PLAN



DEMOGRAPHICS



123
POPULATION
Within 1 KM



\$139,813
AVG. INCOME
Within 1 KM



35
HOUSEHOLDS
Within 1 KM

9,792
POPULATION
Within 3 KM

\$140,513
AVG. INCOME
Within 3 KM

2,550
HOUSEHOLDS
Within 3 KM

10,945
POPULATION
Within 5 KM

\$140,458
AVG. INCOME
Within 5 KM

2,820
HOUSEHOLDS
Within 5 KM

Site plan subject to change*

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PROPERTY HIGHLIGHTS

- ±25,600 square feet of new multi-tenant retail
- Endcap and standalone drive-thru opportunities available
- Direct exposure to over 14,000 vehicles per day along Highway 43
- Flexible bay sizes for QSR, medical, financial services, and general retail
- Convenient access with ample on site parking
- Strong branding exposure via pylon and storefront signage
- Modern building design with flexible demising options

AERIAL VIEW



KEEP IN TOUCH



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