

FOR LEASE

QSR DRIVE-THRU

3802 HIGHWAY STREET, VALLEYVIEW, AB



PURPOSE-BUILT QSR WITH DRIVE-THRU

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Edmonton, AB T5J 2Z1
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PROPERTY HIGHLIGHTS

- Food-service-ready layout
- Existing Drive-thru Infrastructure
- Excellent Highway Exposure - Highly visible location immediately off Highway 43
- Flexible QSR reuse

PROPERTY DETAILS

MUNICIPAL ADDRESS

3802 Highway St, Valleyview, AB
TOH 3N0

LEGAL DESCRIPTION

Plan: 1520275 Block: 6 Lot: 7

ZONING

CH - Highway Commercial

BUILDING SIZE

±1390 SF

LEASE RATE

Market



HIGHWAY 43 (6,900 VPD)

HIGHWAY 49

HIGHWAY 43 (7,410 VPD)



76
POPULATION
Within 1 KM



\$122,718
AVG. INCOME
Within 1 KM



24
HOUSEHOLDS
Within 1 KM

1,887
POPULATION
Within 3 KM

\$126,684
AVG. INCOME
Within 3 KM

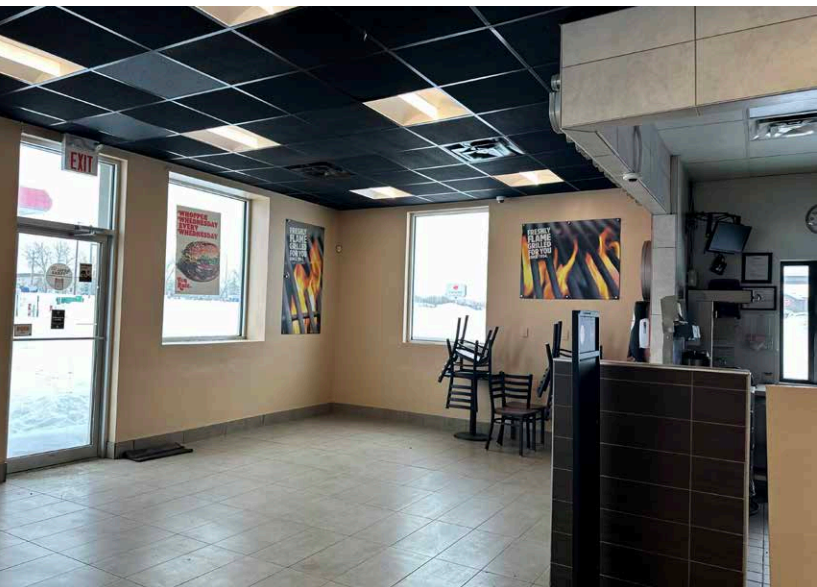
717
HOUSEHOLDS
Within 3 KM

1,970
POPULATION
Within 5 KM

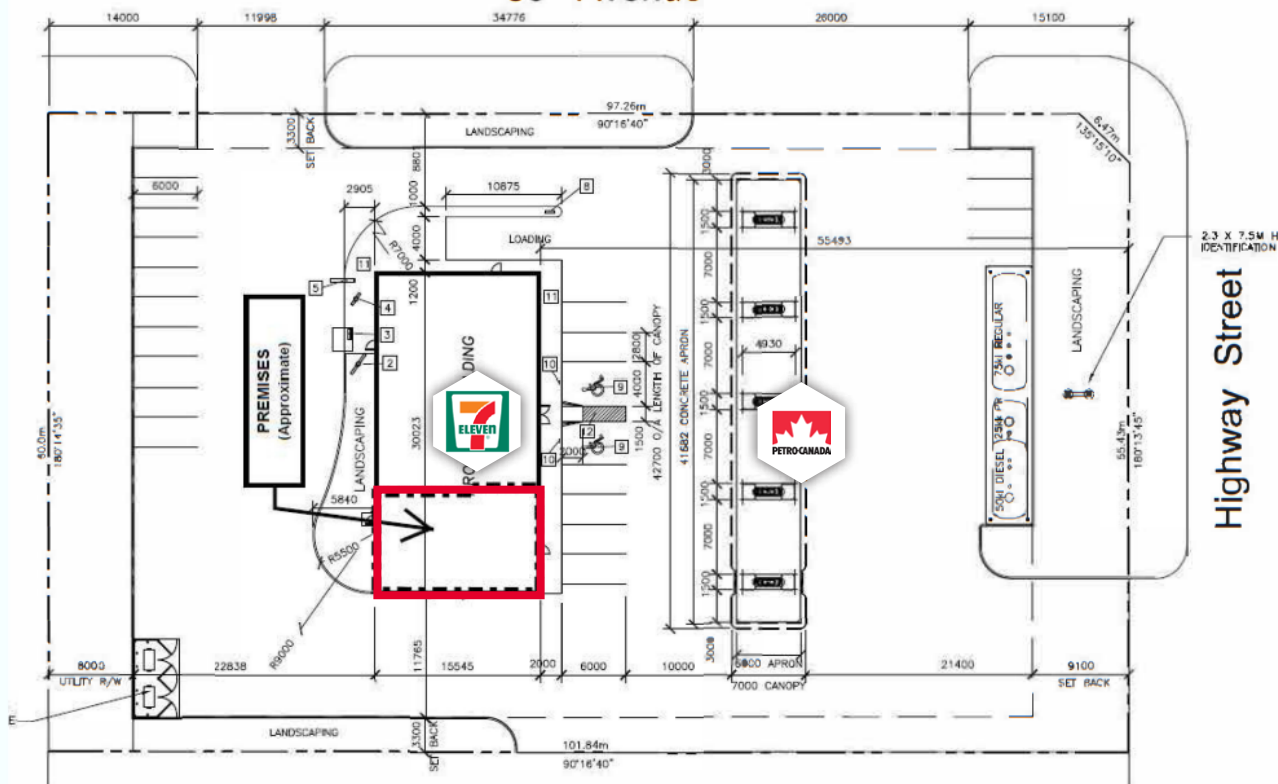
\$127,253
AVG. INCOME
Within 5 KM

759
HOUSEHOLDS
Within 5 KM

PROPERTY PHOTOS



39 Avenue



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