



GRASSROOTS
REALTY GROUP

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3725 56 Street
Wetaskiwin, Alberta

MLS # A2118473



\$11 per sq.ft.

Division: Lynalta
Type: Retail
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 5,436 sq.ft.
Zoning: -

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Call seller directly		

Click brochure link for more details*** NOW OPEN: JYSK & Dollar Tree Retail/Office/Medical Spaces ranging from 295 sq ft to 16,831 sq ft AVAILABLE IMMEDIATELY! Located on 19 acres right on Highway 2A, better known as the Automile, Wetaskiwin Mall is the only enclosed shopping centre in Wetaskiwin. Home to over 25 retailers and services including Sport Chek, Jysk, Giant Tiger, The Brick, Scotiabank, Dollar Tree, Pet Valu and many more. Wetaskiwin Mall also features a growing Medical HQ, currently home to Alberta Health Services (AHS) Home Care, Care Gateway Clinic & Pharmacy, and Visionmasters. As a community hub, Wetaskiwin Mall hosts the Wetaskiwin Public Farmers Market once per week (Wednesdays 10:00am - 4:00pm), as well as a wide variety of family-friendly community events, that bring people together in a safe, comfortable environment. Leasing opportunities include interior mall bays of 400-1,500 sq ft, as well as a future CRU pad development adjacent to McDonald's. Net Rent: Negotiable. Additional Rent is listed. Population: 13,248 (2019) Median Family Income: \$85,290 (2019) Primary Trading Area: 50,000. Total Trading Area: 95,000 Unit #1240: 1,428 sf Unit #1280: 290 sf Unit #1300: 1,381 sf Unit #1450: 3,498 sf Unit #1620: 1,011 sf Unit #1680: 1,748 sf Unit #1800: 3,985 sf