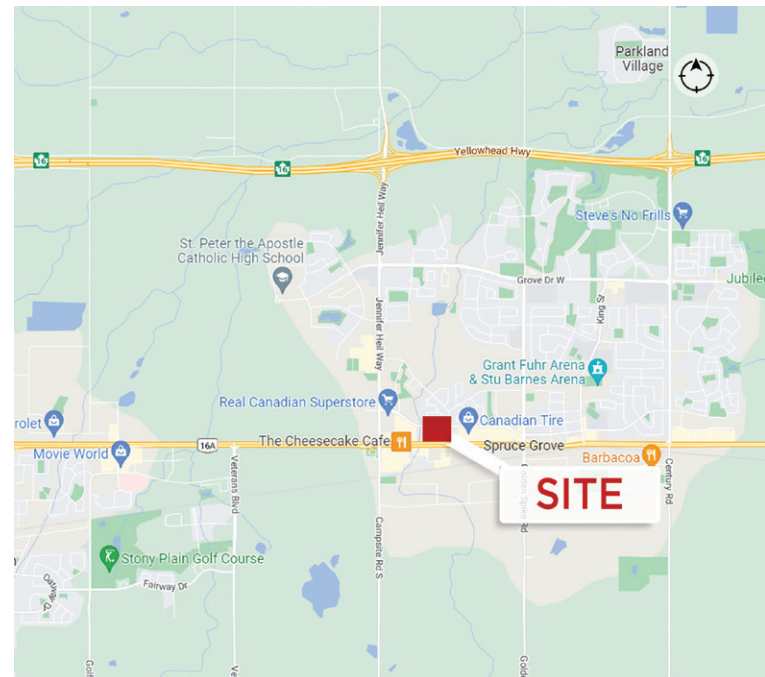




Ideal Medical/Professional Space

Property Highlights

- High exposure opportunity along Highway 16A
- Excellent signage visibility
- Strong access/egress
- Shadow anchored by Sobeys
- Co-tenants include BMO, Edo Japan, Pizza 73 and Jiffy Lube
- Space is in shell condition (with washroom in place) and can be demised
- Ideal users include GP/Pharmacy, Pharmacy, Dentist, Medical Specialist, General Retail or National QSR



Jordan Murray
Senior Associate
780 429 9399
jordan.murray@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. March 29, 2022

Property Details

Municipal Address:	16 Westway Road, Spruce Grove, AB
Legal Description:	Plan 9423622, Block 9, Lot 10A
Zoning:	C2 - Vehicle Oriented Commercial Corridor
Parking Area:	Pooled Parking (Ample)
Basic Rent:	Please Contact Agent
CAM & Tax:	\$12.00 per SF

Property Photo



Aerial




Jordan Murray
Senior Associate
780 429 9399
jordan.murray@cwedm.com


CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. March 29, 2022


Demographics



POPULATION			
	1km	3km	5km
	3,037	31,191	52,889



HOUSEHOLDS			
	1km	3km	5km
	1,131	11,412	19,264



AVERAGE INCOME			
	1km	3km	5km
	\$101,021	\$111,759	\$114,207

Property Photos



Jordan Murray
Senior Associate
780 429 9399
jordan.murray@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. March 29, 2022

Site Plan



Jordan Murray
Senior Associate
780 429 9399
jordan.murray@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. March 29, 2022