

RETAIL

FOR SALE / LEASE



Town of Wainwright Roam

1418 -14 Avenue, Wainwright, Alberta

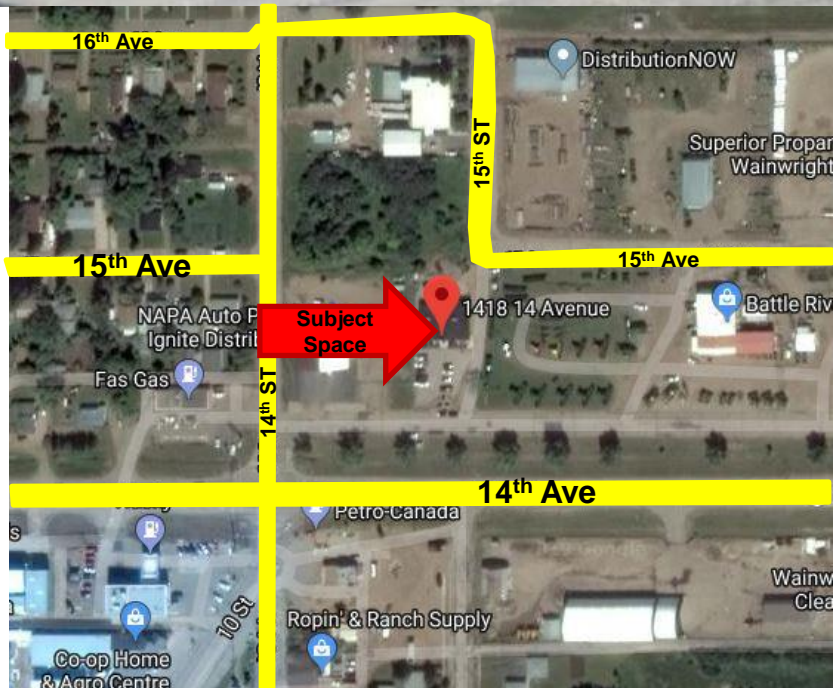


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403.681.8830
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206, 2411 – 4th Street NW, Calgary, Ab T2M 2Z8

Information contained herein was gathered from the owners or their respective representatives of the subject properties. The accuracy of such information is not guaranteed and shall be the sole responsibility of the recipient to verify the accuracy. Mahmud Rahman and Associates of RE/MAX Real Estate (Central) are hereby released from any liabilities and potential damage as a result of the information contained herein

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COMMERCIAL

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INFORMATION

LEGAL:

Plan 7922086, Block 1 Lot 1 **Subject**
Excepting Thereout All Mines and Minerals

LAND USE DISTRICT:

Commercial District – 3 (Highway)

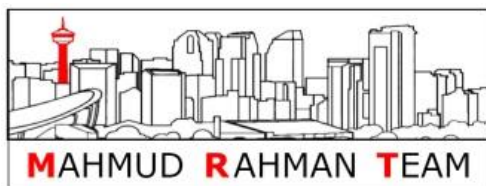
Improvements: 4,276 sq.ft. freestanding commercial building with partial basement currently used as a restaurant.

Site area: 0.48 acres / 20,813 sq.ft.

Land Use District: Commercial District – C3 (Highway)

Well located with highway exposure

Property was recently gutted and renovated and is in good overall condition.



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Population 6,270 (plus 600 at CFB Wainwright)

104 km South West of Lloydminster
206 km South East of Edmonton
268 km North East of Red Deer

RE/MAX REAL ESTATE (CENTRAL)
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Customer Lounge



Customer Seating and Bar Area



Customer Seating Area



Customer Seating Area



Commercial Kitchen



Main Floor Bar Area

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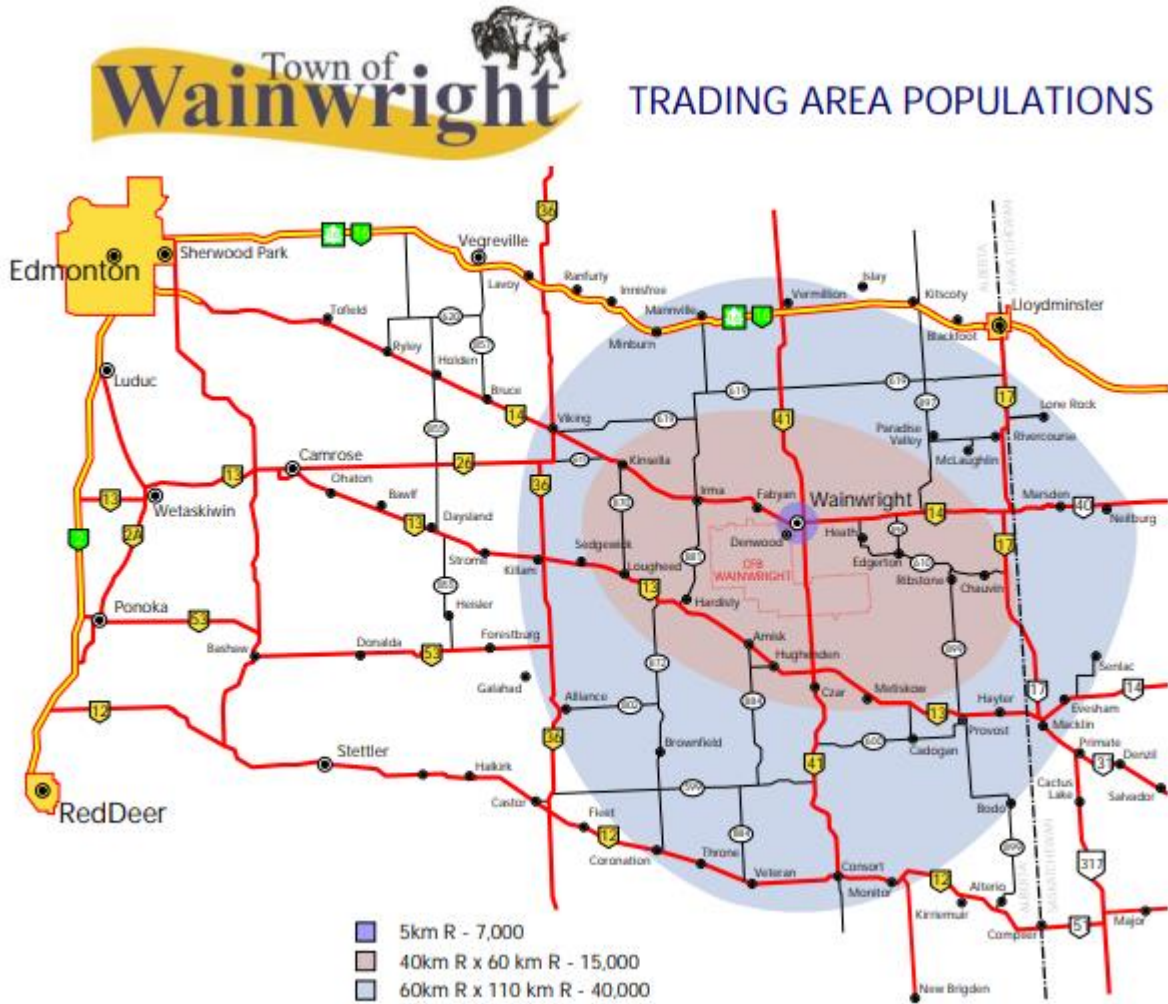
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Trading Area Populations



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