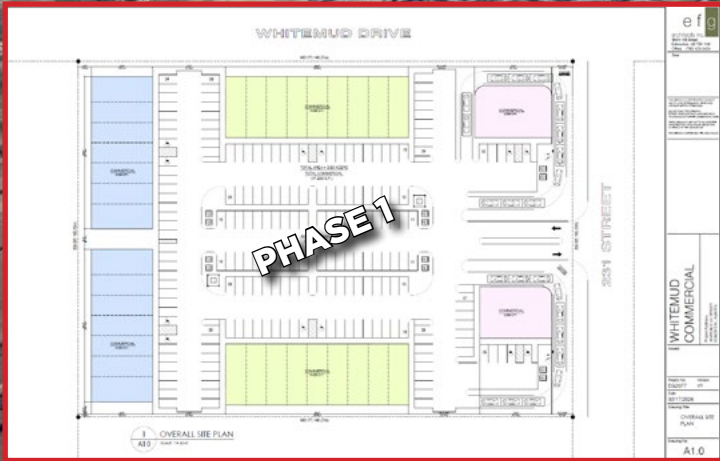


FOR LEASE

±47,200 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



NOW LEASING AND SELLING

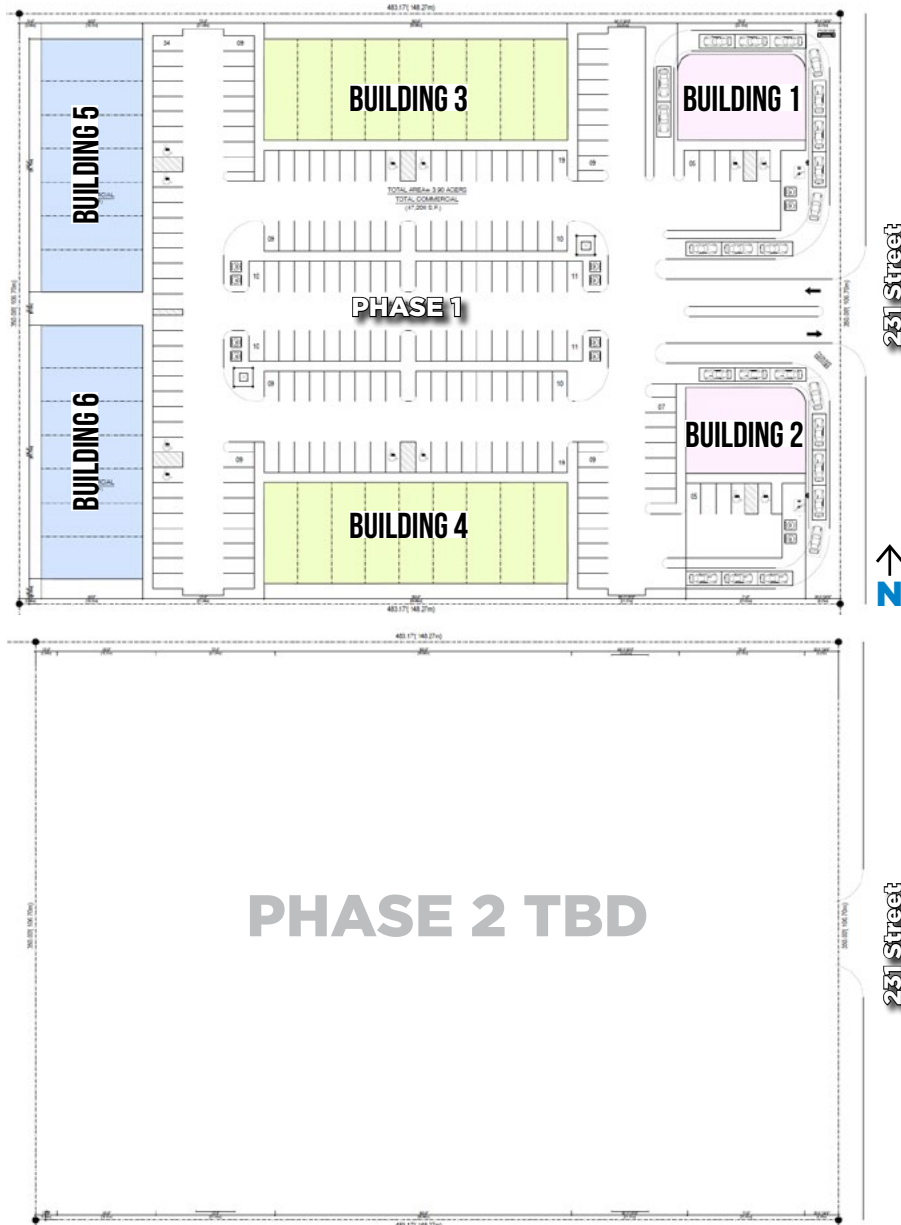
RETAIL CRUs AND DRIVE-THRU OPPORTUNITIES ON CORNER SITE

FOR LEASE

RETAIL CRUs AND DRIVE-THRU OPPORTUNITIES

*Proposed Site Plan

Whitemud Drive



SITE PLAN INFORMATION

- **Building 1** Drive-thru | 3,800 Sq. Ft.
- **Building 2** Drive-thru | 3,800 Sq. Ft.
- **Building 3** CRU | 1,200 – 10,800 Sq. Ft.
- **Building 4** CRU | 1,200 – 10,800 Sq. Ft.
- **Building 5** CRU | 1,280 – 9,000 Sq. Ft.
- **Building 6** CRU | 1,280 – 9,000 Sq. Ft.

*\$20/Sq. Ft. TI Package

Property Information

Municipal Address: SW Corner 231 Street and Whitemud Drive, Enoch, AB

Gross Leasable Area: ± 47,200 Sq. Ft.

Site Plan Phase 1: ±3.90 Acres

Lease Rate: Market

Op Costs: \$16/Sq. Ft. (Estimated)

Contact

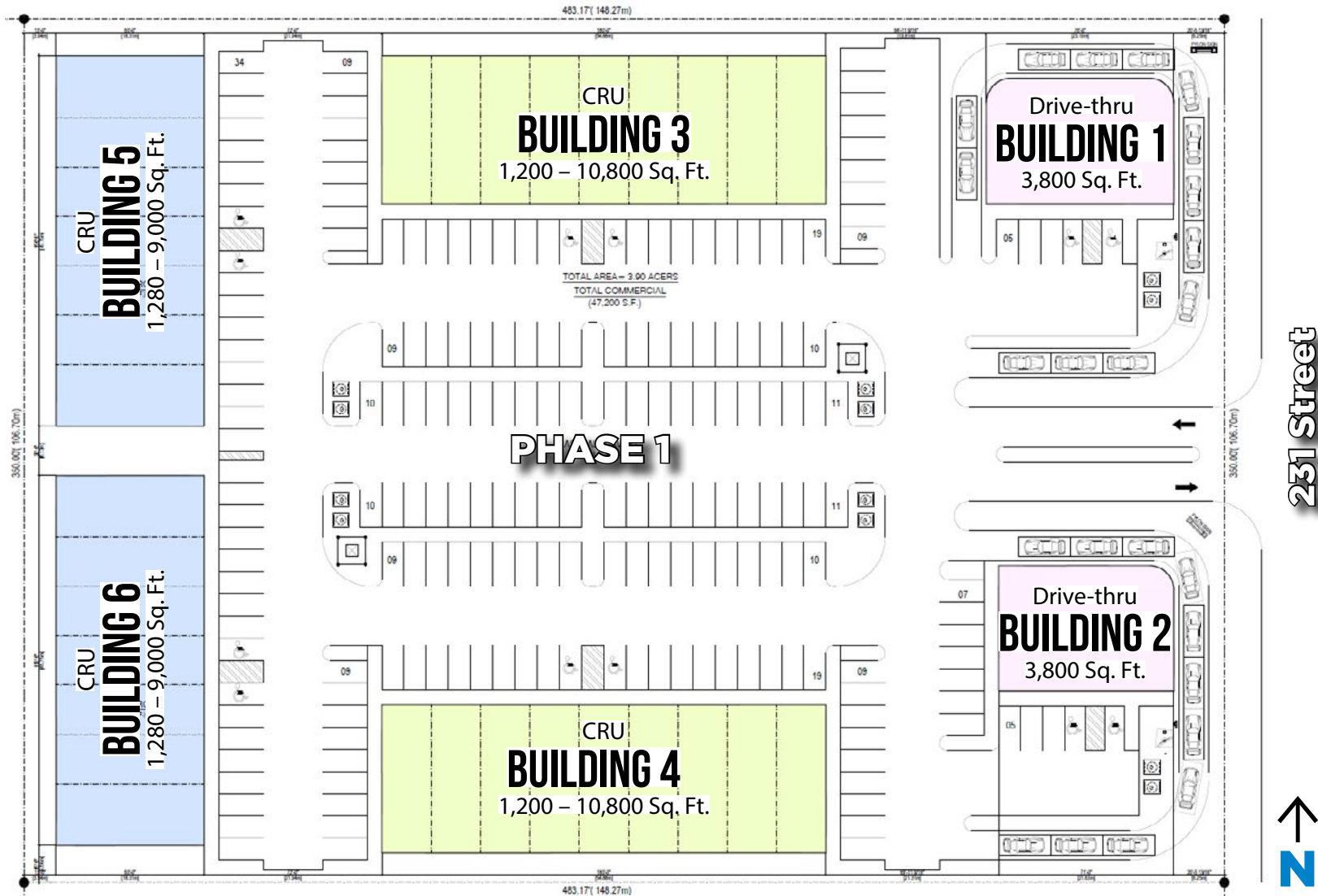
Derek Shybunka
Senior Associate
Cell: 587.566.3602
Direct: 780.784.0442
derek@lizotterealestate.com

Jesse Hesse
Associate
Cell: 780.307.6841
Direct: 780.784.9586
jesse@lizotterealestate.com

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Phase 1

Whitemud Drive



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RETAIL CRUs AND DRIVE-THRU OPPORTUNITIES

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PROJECTS IN AREA

677 million in proposed and under construction projects in a 3km radius.

With projects such as:

- River Cree Resort and Casino expansion
- Edmonton Recovery Community
- Lewis Farms Recreation Centre
- Rosenthal Flats apartment building
- New K-6 School in Rosenthal



Located next to a proposed 257 Acre mixed use development surrounding the River Cree Casino

DEMOGRAPHICS (SUPPLIED BY COSTAR) 3KM RADIUS

- Estimated 2023 Population **19,961**
- Average household income **\$133,246**
- Median Age **35.3**

ADDITIONAL INFORMATION

- Exposure to White Mud Drive and 231 Street
- Proximity to the River Cree Casino and multiple community amenities
- Built-to-suit opportunities for CRUs, drive-thrus, and freestanding retail
- In proximity to multiple new residential communities



*Proposed rendering for CRUs

FOR LEASE

RETAIL CRUs AND DRIVE-THRU OPPORTUNITIES

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