

FOR LEASE

GATEWAY PLAZA

NAI Commercial



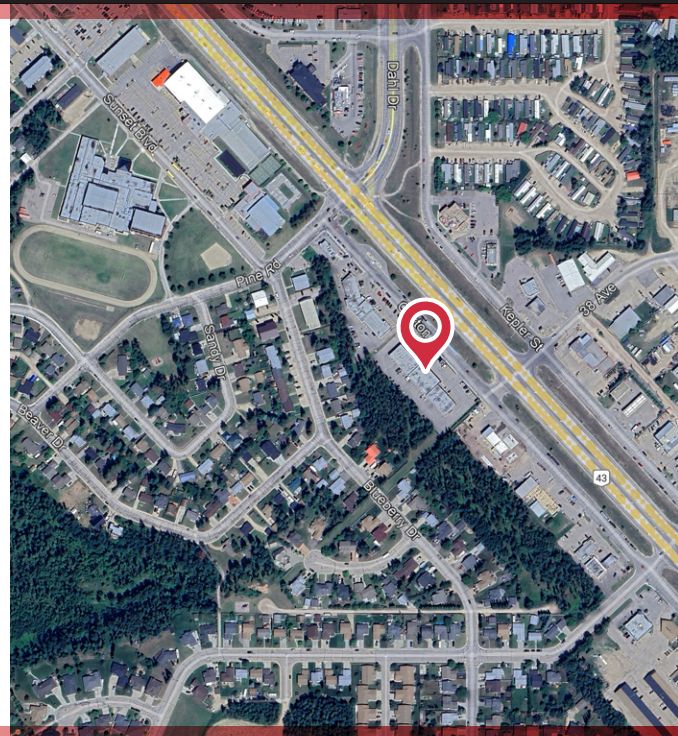
3815 CAXTON STREET | WHITECOURT, AB | RETAIL BAY

#### PROPERTY DESCRIPTION

- 1,850 SF± fixtured retail space available
- Prime exposure on Highway 43, serving Whitecourt's main commercial corridor
- Easy access for both local residents and regional travelers
- 50+ surface parking stalls
- Join a strong lineup of national and local tenants including Value Buds, Ace Liquor, Pizza Hut, Bell, Firehouse Subs, Jobsite Workwear and more

#### DANIEL YARMON

Vice President, Retail Division  
587 635 5609  
dyarmon@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



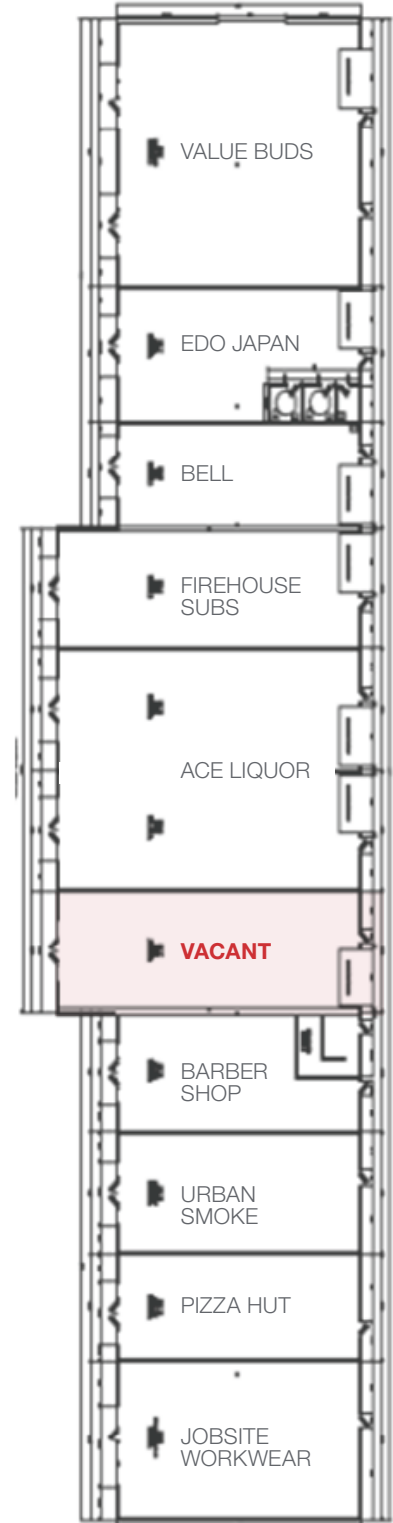
780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE AVAILABLE	1,850 SF±
LEGAL DESCRIPTION	Plan 1225038, Block 10, Lot 1A
ZONING	C-7 Hilltop Commercial
AVAILABLE	February 1, 2026
NET LEASE RATE	Market
OPERATING COSTS	\$7.15/sq.ft./annum (2026 estimate) Includes Common area maintenance, property taxes, building insurance & management fees.



10,781

2023 POPULATION  
5KM RADIUS

709

BUSINESS IN AREA  
5KM RADIUS

\$130,430

AVG HOUSEHOLD INCOME  
5KM RADIUS

\$87,570

AVG HOUSEHOLD SPENDING  
5 KM RADIUS



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