

With some of the most competitive land pricing in the region, low development costs, and tax incentives designed to support commercial and industrial growth, Wetaskiwin offers a clear advantage for businesses ready to build and expand. More than 300 acres of prime, development-ready land provide the flexibility and scale needed to bring your vision to life.

Join a thriving and growing business community where opportunity is real, support is strategic, and success is built to last. In **Wetaskiwin, WE WIN**—together.



THE HIGHLIGHTS

- 35 Minutes from the Edmonton International Airport
- Primary Trade Area 50,000+
- Average Trade Area Household Income \$115,000+
- Commercial & Industrial Tax Incentive
- No Machinery & Equipment Tax
- No Provincial Sales Tax

KEY SECTORS

- Agriculture
- Aviation
- Logistics
- Manufacturing
- Retail
- Tourism

RETAIL MARKET ANALYSIS

Most salient retailers identified in the 2020 Retail Market Analysis included:

- Bulk Barn
- Real Canadian Superstore
- Value Village
- Cobs Bread
- M&M Meat Shops
- Sally Beauty
- Cora's
- Carl's Jr



LOCATION	OPPORTUNITY	LOCATION	OPPORTUNITY
1	Boulevard 1961 (Phase II)	5	South East Industrial: 17 acres
2	Denham Landing	6	Trafalgar Court: 11 acres
3	North East Industrial 67 acres	7	Wetaskiwin Airport: 120 acres
4	Simpson Park: 153 acres	8	Wetaskiwin Mall

WETASKIWIN MALL

Contact: Slava Fedossenko at SFedossenko@avenueliving.ca

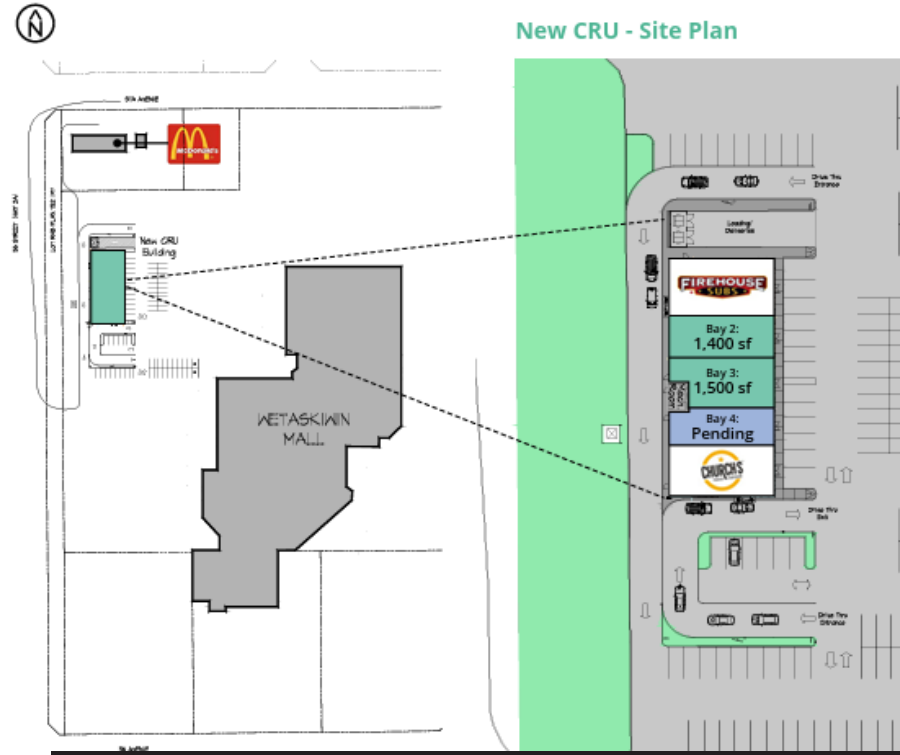
Wetaskiwin Mall Availabilities:

295 sq ft to 5,301 sq ft AVAILABLE IMMEDIATELY!

CRU Development Availabilities:

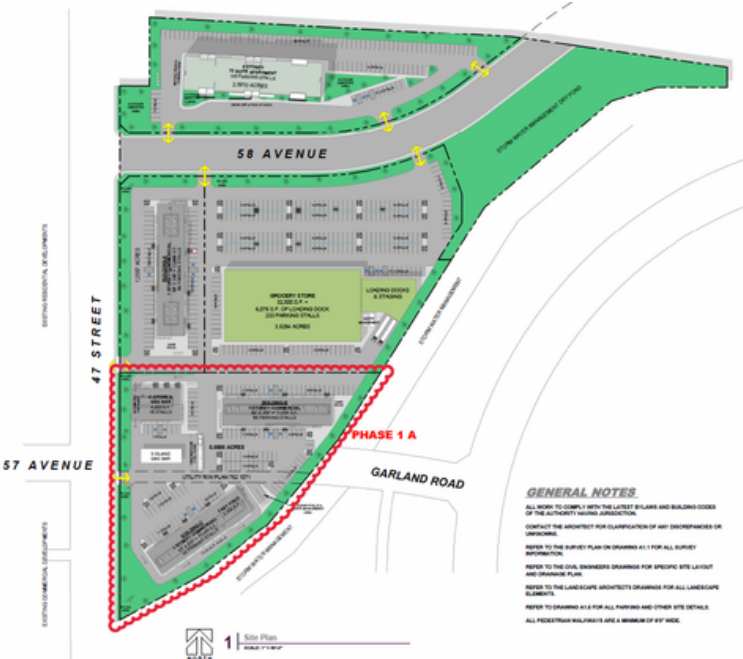
2 Bays available: 1400 sq. ft and 1500 sq. ft. Available Q1 2026

Site Plan | Wetaskiwin Mall



TRAFALGAR COURT

Contact: Momin Saeed at TCWetask@gmail.com



14,000 sq. ft. new ground floor retail
 3,000 sq.ft. Gas Station & Convenience Store
 20,000 sq.ft. 2-storey office building

New multi-unit and single family residential.

Retail, Quick Service F&B, Personal & Professional Services Opportunities



DENHAM LANDING SHOPPING CENTRE

Contact Courtney Murphy at leasing@denhamcommercial.com

Tim Hortons

31.4 acre Walmart-anchored Regional Shopping Centre

Phase 1: Sold Out!

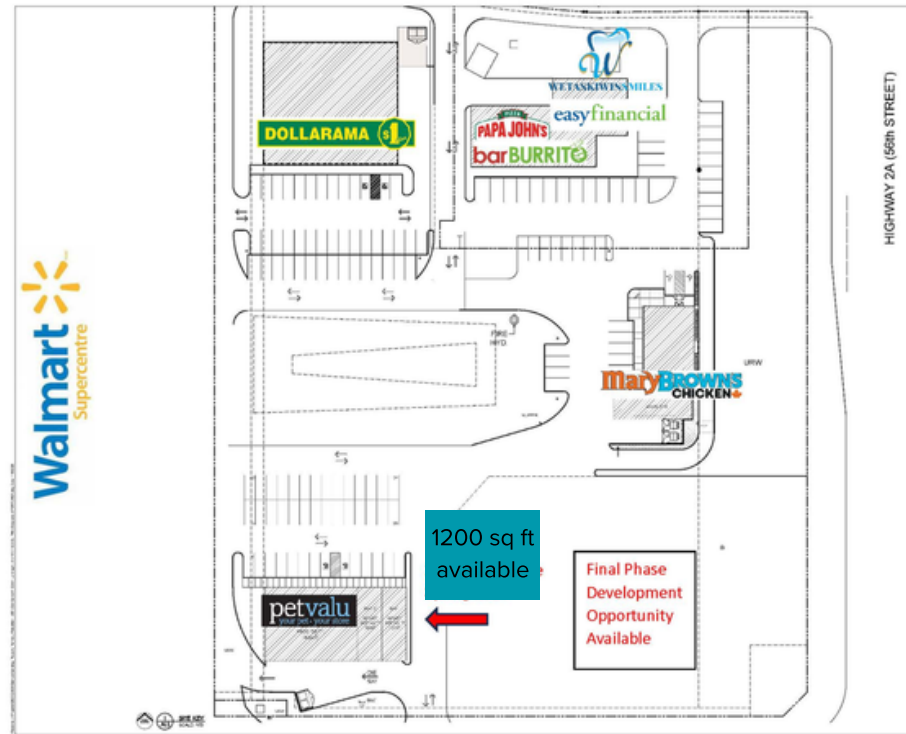
Phase 2: Dollarama

Phase 3: Mary Brown's Chicken with Drive Thru

Phase 4: 1200 sq.ft. available

Phase 5: Final Phase available for lease with Drive Thru capability and design flexibility

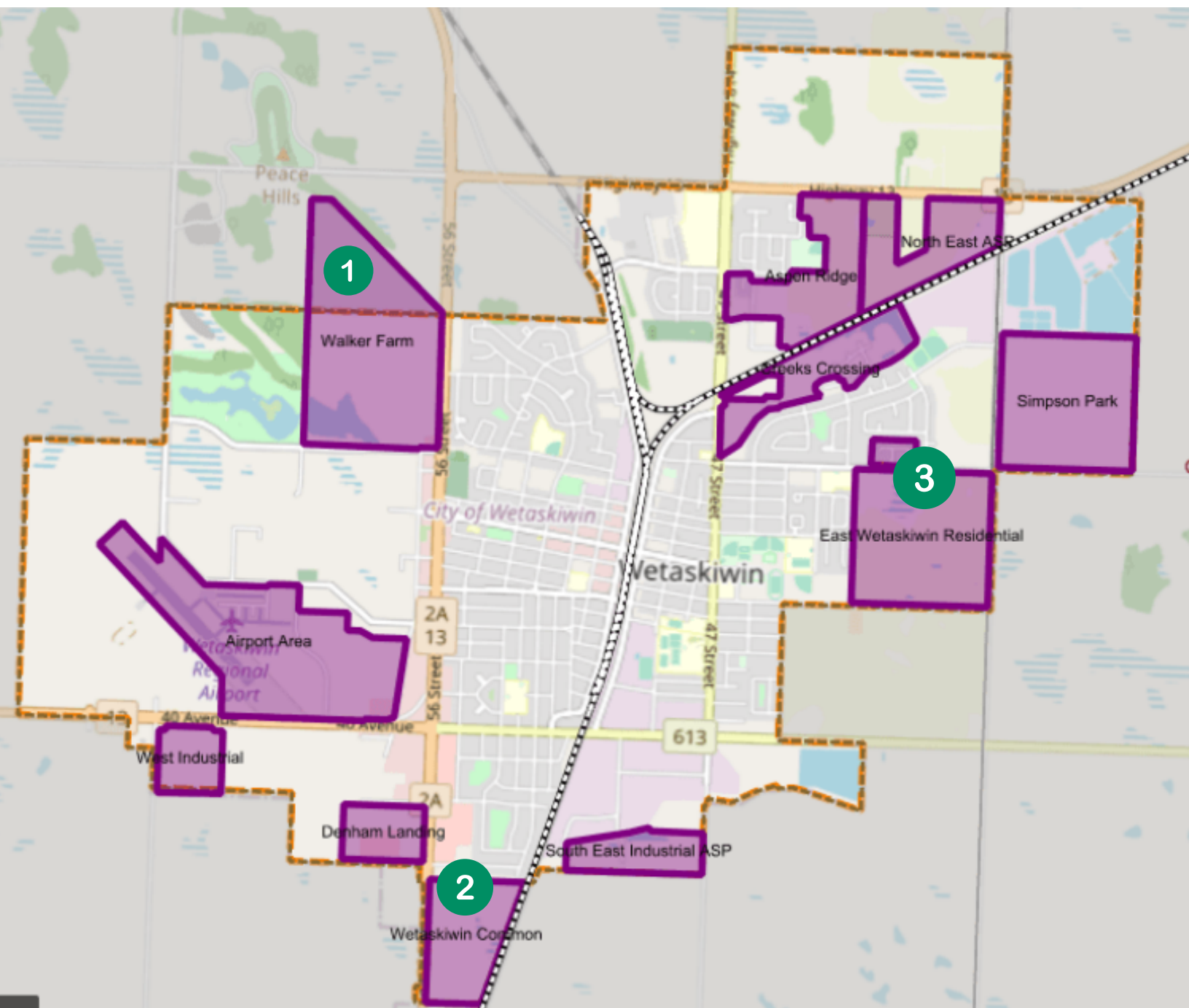
Retail, Quick Service F&B, Personal & Medical Services Opportunities



REYNOLDS CROSSING

16,000 sq ft on a 3 acre parcel, located on a High visibility corner, Bordering Hwy 13 west and visible for the Hwy 2A intersection. New Car/Truck Wash opened January 2025 with high traffic anticipated, ideal for several Retail Franchise. 14' ceilings, 120/208 600 amp power on site. Fully paved Parking and excellent access. 2-Fully fenced compounds for outside storage. 2 offices, Coffee Room, Washrooms and warehouse area. Trading area of 50,000 with surrounding area market. Owner is negotiable on Size requirements.





LOCATION	OPPORTUNITY
1	Walker Farm (224.8 acres)
2	Wetaskiwin Common (80 acres)
3	East Wetaskiwin (77.56 acres)

WALKER FARM (HIGHWAY 2A)

Contact Raelene Coffey at ecdev@wetaskiwin.ca

Walker Farm ASP Overview

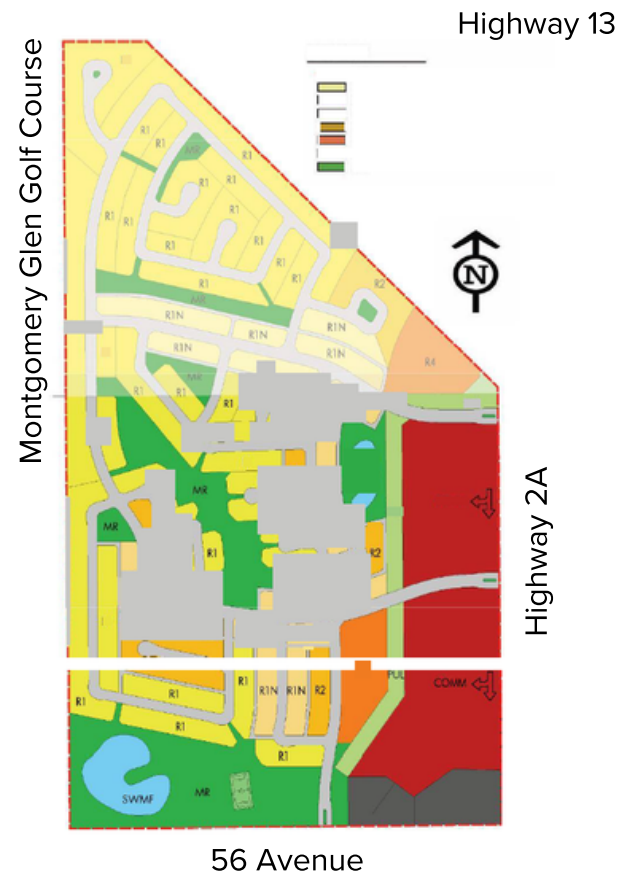
- Land Area:
 - NE 1/4 Section: 77.1 acres
 - SE 1/4 Section: 140.8 acres
 - Net Commercial: 11.79 ha

Highlights:

- Comprehensive Planning: Designed as a residential neighborhood with seamless access to trails, schools, recreation, amenities, and the City Center.
- Strategic Commercial Sites: Two Highway Commercial sites along 56 Street (Highway 2A) offer convenient services for residents and travelers.
- Commercial Opportunities: Suitable for retail, business, medical, and professional offices to support the community, City, and County.

Walker Farm ASP combines residential living with essential commercial services in a well-connected, vibrant neighborhood.

FIGURE 4.0 – CONCEPT PLAN



WETASKIWIN COMMON (HIGHWAY 2A)

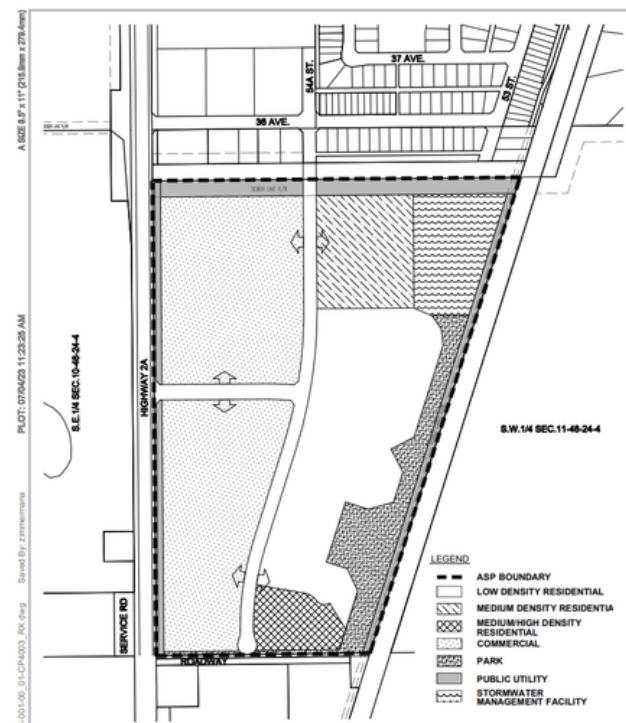
Contact Raelene Coffey at ecdev@wetaskiwin.ca

Located just south of Wetaskiwin's city limits and adjacent to Highway 2A, Wetaskiwin Common spans 32.26 hectares with 12 allocated to commercial, offering exceptional visibility and accessibility.

Key Features:

- Prime Location: Ideal for commercial, retail, office, personal services, institutional, and public service uses.
- Strategic Access: A central access point ensures safe and convenient entry to two commercial parcels, supported by an internal service road.
- Logical Development: Extends existing commercial zones to the north with highway-oriented commercial opportunities.

Wetaskiwin Common is positioned to serve both local residents and visitors, offering a dynamic range of shops and services in a highly visible and accessible location.



EAST WETASKIWIN URBAN RESERVE (36 STREET & 56 AVENUE)

Contact Sweg S Deol at sweg.deol@century21.ca

Price \$3,200,000 \$41,258.38/acre

The Opportunity:

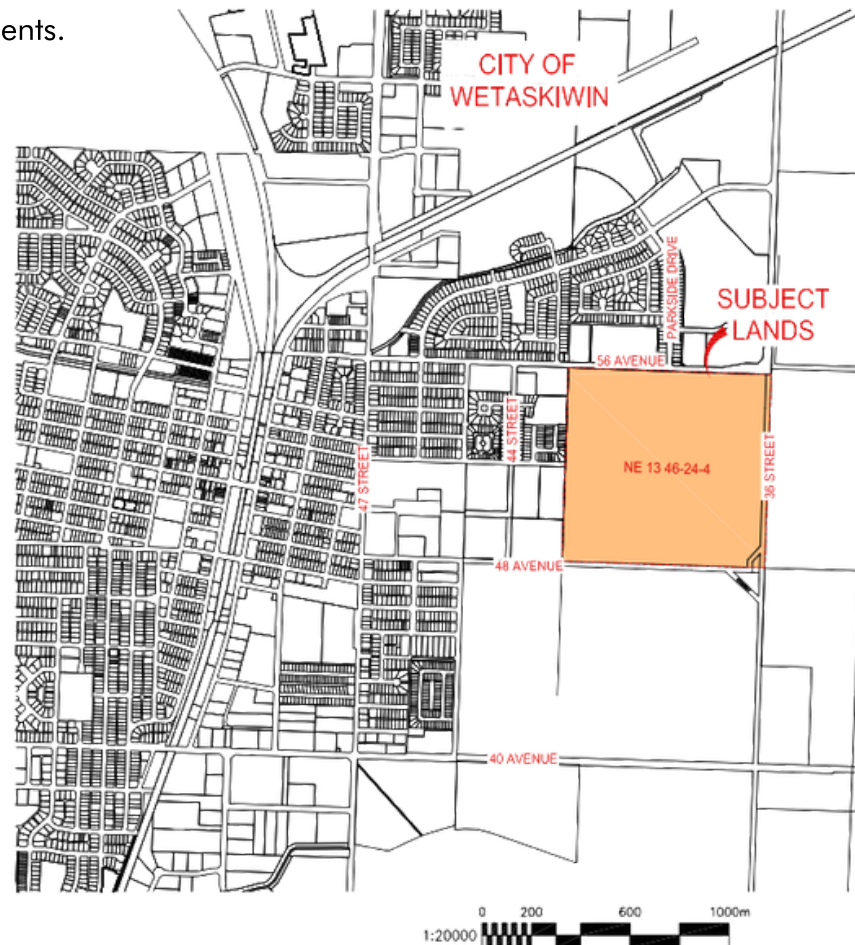
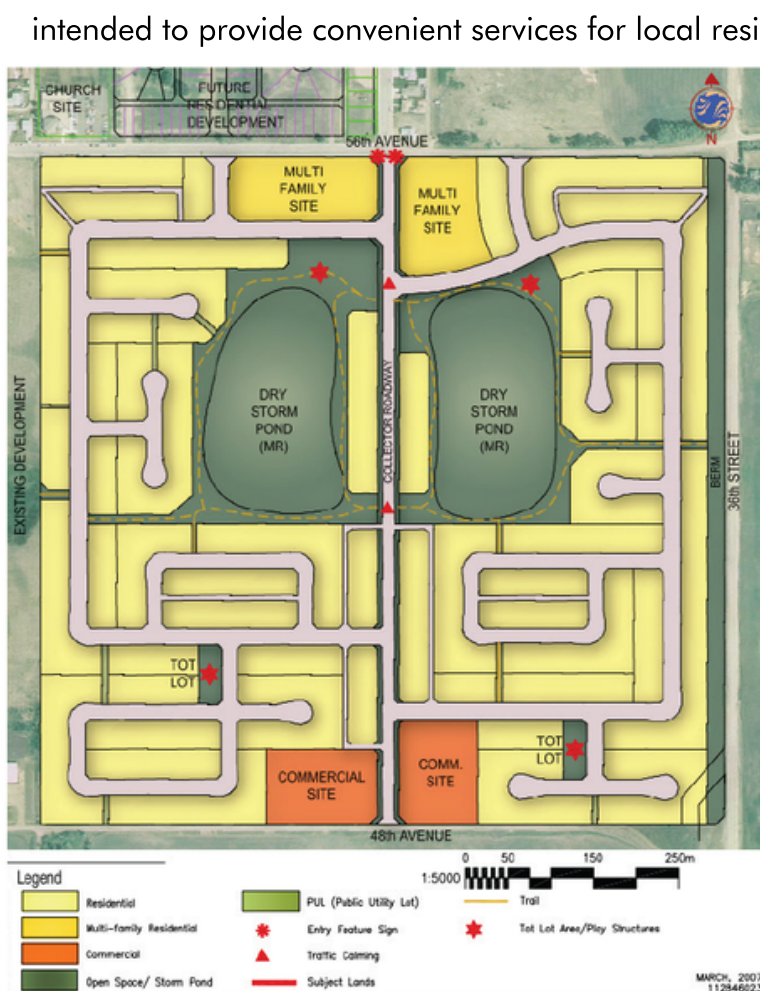
77.56 acres located within East Wetaskiwin with the goal of providing a high-quality, sustainable living environment.

Total Residential: 52.01%

- Residential: Approximately 487 single family units
- Multifamily: Approximately 156 units

Commercial Development: 2.3%

The concept plan incorporates 2 small commercial sites in the south adjacent to the central collector. This location is suitable due to direct access to the future 47/48th Avenue arterial roadway. The sites are intended to provide convenient services for local residents.



City of Wetaskiwin Economic Development



investwetaskiwin.ca



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The Stats

- Population: 13,431
- Median Age: 41.3
- Trade Population: 50,000+
- Total Retail Trade Spending: \$655.2 million+
- Grocery & Conveniences: \$187 million
- Restaurants & Leisure: \$74 million

Drive Times & Distances

- Edmonton International Airport - 43.7km
(35 minutes)
- Camrose - 39.9km
(32 minutes)
- Calgary International Airport - 237km
(2hr 14 minutes)

Join the growing list of retailers in Wetaskiwin



City of Wetaskiwin Economic Development