



Colliers

For Lease

3427 118 Avenue, Edmonton

The Galleria Shops

Strategically located on the main thoroughfare and offers convenient access for both locals and visitors. The Galleria Shops in Vegreville is host to a mix of national and regional tenants, the site provides a diverse retail experience that caters to various needs. Vegreville, as a regional hub, boasts excellent education, medical, cultural, and retail services, enhancing the allure of the Galleria Shops. This location ensures residents and visitors enjoy a comprehensive experience with access to top-notch businesses

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Site Overview

Civic Address	5341 50 Avenue, Vegreville, AB
Zoning	C3 - Highway Commercial
Building Size	55,944 SF
Units Size	2105 SF - 7,129 SF
Lease Rates	Market
Operating Costs	\$5.28 (est)
Term	Negotiable
Available	Immediately

Permitted Uses

- Drive in business
- Drive in restaurants
- Eating and drinking establishments - minor
- Fleet Services
- General retail/Government services
- Health services
- Hotels
- Motels
- Personal service shops
- Service stations
- Taxicab services
- Vehicle and recreational vehicle sales - minor



The Opportunity



5341 50 Avenue, Vegreville

Location Overview

Exposure:

9,570 VPD Along Hwy 16 & RR 154

9,100 VPD Along 50 Avenue & 62 Street



Average age within 10 km
44



Average household income \$89,712



Access via 50Ave & 55 Avenue



Number of households within 3 km 16,499



Population with 10 km
6,248



Daytime Population within 10 KM 8,416

(residential stats within 10 km)





At Colliers,
we are
enterprising.

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