FOR LEASE

CARDSTON CROSSING

NEW RETAIL DEVELOPMENT

111 2nd Street E, Cardston, Alberta



CUSHMAN & WAKEFIELD Edmonton

DAVIS DEVELOPMENT

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price,rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. September 2025

Jordan Murray
Senior Associate
780-984-4003
jordan.murray@cwedm.com

Jonathan Gheron
CUSHMAN & WAKEFIELD CALGARY
Associate Vice President
+1 403 261 1156
jonathan.gheron@cushwake.com

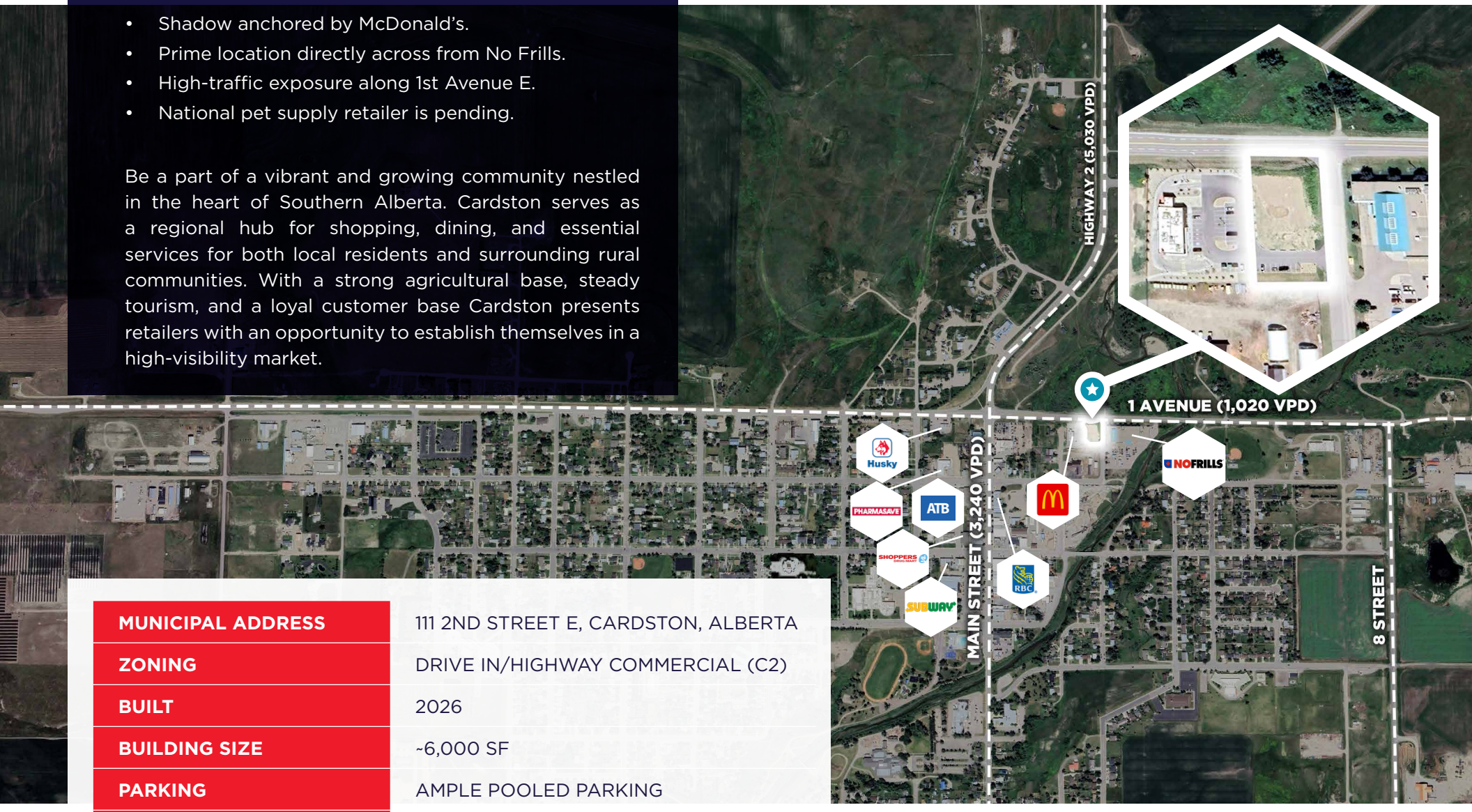
CUSHMAN & WAKEFIELD Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

PROPERTY HIGHLIGHTS

- Shadow anchored by McDonald's.
- Prime location directly across from No Frills.
- High-traffic exposure along 1st Avenue E.
- National pet supply retailer is pending.

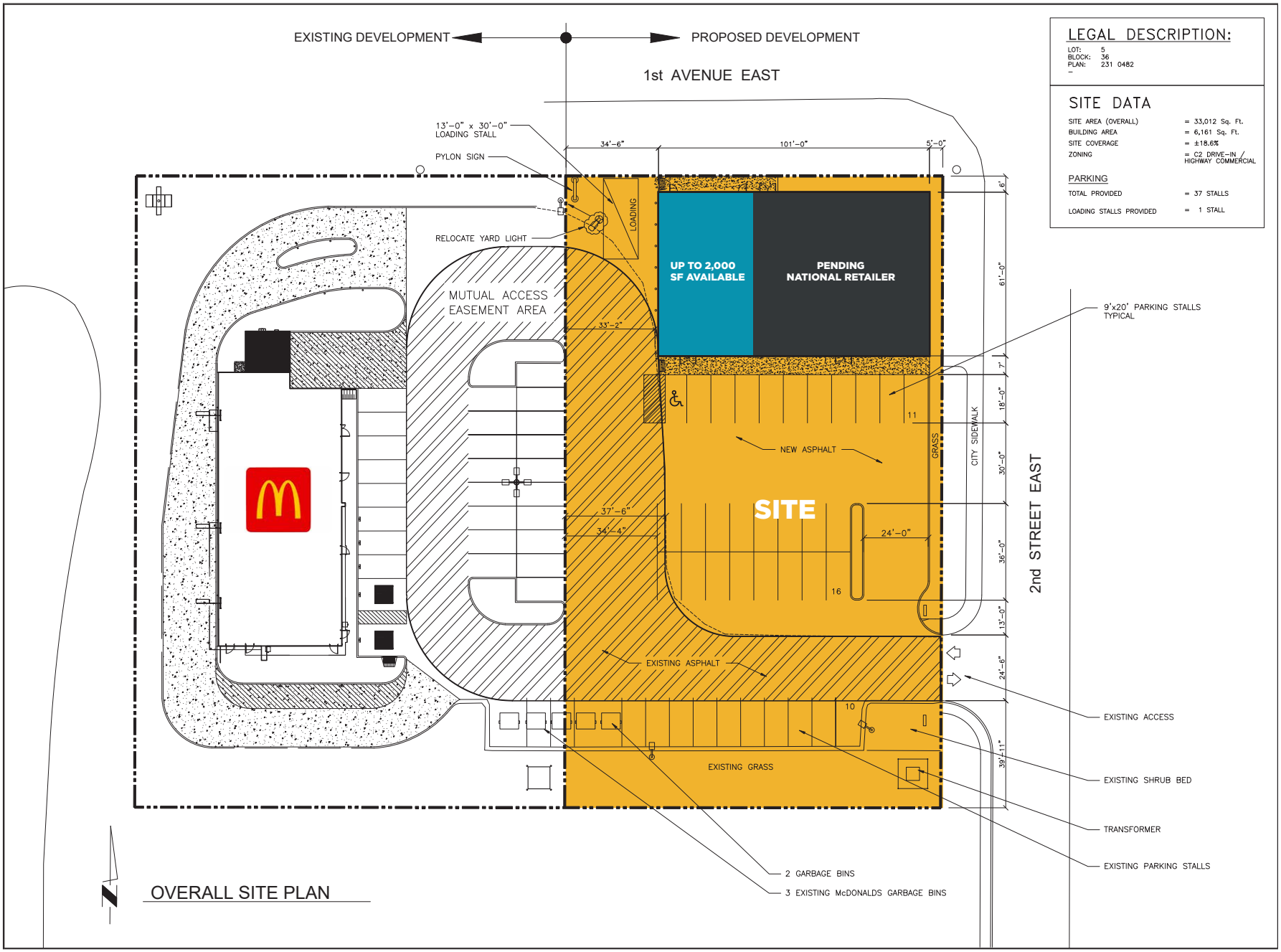
Be a part of a vibrant and growing community nestled in the heart of Southern Alberta. Cardston serves as a regional hub for shopping, dining, and essential services for both local residents and surrounding rural communities. With a strong agricultural base, steady tourism, and a loyal customer base Cardston presents retailers with an opportunity to establish themselves in a high-visibility market.

AERIAL



MUNICIPAL ADDRESS	111 2ND STREET E, CARDSTON, ALBERTA
ZONING	DRIVE IN/HIGHWAY COMMERCIAL (C2)
BUILT	2026
BUILDING SIZE	~6,000 SF
PARKING	AMPLE POOLED PARKING
LOT AREA	.76 ACRES
UTILITIES	SEPARATELY METERED

SITE PLAN


EXISTING DEVELOPMENT
PROPOSED DEVELOPMENT
1st AVENUE EAST
LEGAL DESCRIPTION:
LOT: 5
BLOCK: 36
PLAN: 231 0482
SITE DATA
SITE AREA (OVERALL) = 33,012 Sq. Ft.
BUILDING AREA = 6,161 Sq. Ft.
SITE COVERAGE = ±18.6%
ZONING = C2 DRIVE-IN / HIGHWAY COMMERCIAL
PARKING
TOTAL PROVIDED = 37 STALLS
LOADING STALLS PROVIDED = 1 STALL
13'-0" x 30'-0" LOADING STALL
PYLON SIGN
RELOCATE YARD LIGHT
LOADING
MUTUAL ACCESS EASEMENT AREA
UP TO 2,000 SF AVAILABLE
PENDING NATIONAL RETAILER
NEW ASPHALT
SITE
EXISTING ASPHALT
EXISTING GRASS
GRASS
CITY SIDEWALK
2nd STREET EAST
9'x20' PARKING STALLS TYPICAL
EXISTING ACCESS
EXISTING SHRUB BED
TRANSFORMER
EXISTING PARKING STALLS
2 GARBAGE BINS
3 EXISTING McDONALDS GARBAGE BINS
OVERALL SITE PLAN

KEEP IN TOUCH

DAVIS DEVELOPMENT

CUSHMAN & WAKEFIELD Edmonton



5,243	$114,894	1,631
POPULATION	**AVG. INCOME**	**HOUSEHOLDS**
Within 10 KM	*Within 10 KM*	*Within 10 KM*

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price,rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. September 2025

Jordan Murray
Senior Associate
780-984-4003
jordan.murray@cwedm.com

Jonathan Gheron
CUSHMAN & WAKEFIELD CALGARY
Associate Vice President
+1 403 261 1156
jonathan.gheron@cushwake.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com