FOR SALE

WESTWINDS NORTH

100 St, Morinville

+/- 3.09 ACRES OF COMMERCIAL LAND



LANDREX
#206 Summit Centre
200 Boudreau Road
St. Albert, AB T8N 6B9
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THE OPPORTUNITY

ABOUT MORINVILLE

Morinville is a growing town roughly 34 km north of Edmonton and 13 km north of St. Albert, with direct access to Highway 2. 100 Street is the town's primary commercial corridor, connecting Highway 2 with the town centre and carrying residents, commuters and regional customers past the site every day.



10,763 POPULATION | 2025	+2.88% 5-YEAR POPULATION GROWTH	83.3% HOMEOWNERSHIP RATE
$93,000 MEDIAN HOUSEHOLD INCOME AFTER TAX	36.4 MEDIAN AGE	17,900 PROJECTED POPULATION | 2044

Sources: Government of Alberta, Alberta Regional Dashboard; Statistics Canada, 2021 Census; Town of Morinville, 2024 Retail Gap & Complementary Sectors Analysis.

TRADE AREA

The Town's 2024 Retail Gap & Complementary Sectors Analysis found that Morinville captures approximately 19% of trade-area retail spending and has less retail floor area than a market of its size would typically support.

DAILY COMMUTERS

68.2%

of employed Morinville residents commuted to another municipality for work in 2021, and 93.8% travelled by vehicle

TRAFFIC COUNT

13,000

Vehicles per day

RETAIL SPENDING IN THE TRADE AREA

2024	2029	2034
$357.9M	$398.5M	$442.2M

Roughly an 11% increase every five years through 2034, excluding automotive and health care. The Town's analysis identifies 75,000 – 128,000 SF of potential additional retail demand through 2034, depending on future market-share capture.

SITE OVERVIEW



LOCATION

100 Street &
Westwinds Drive

SITE AREA

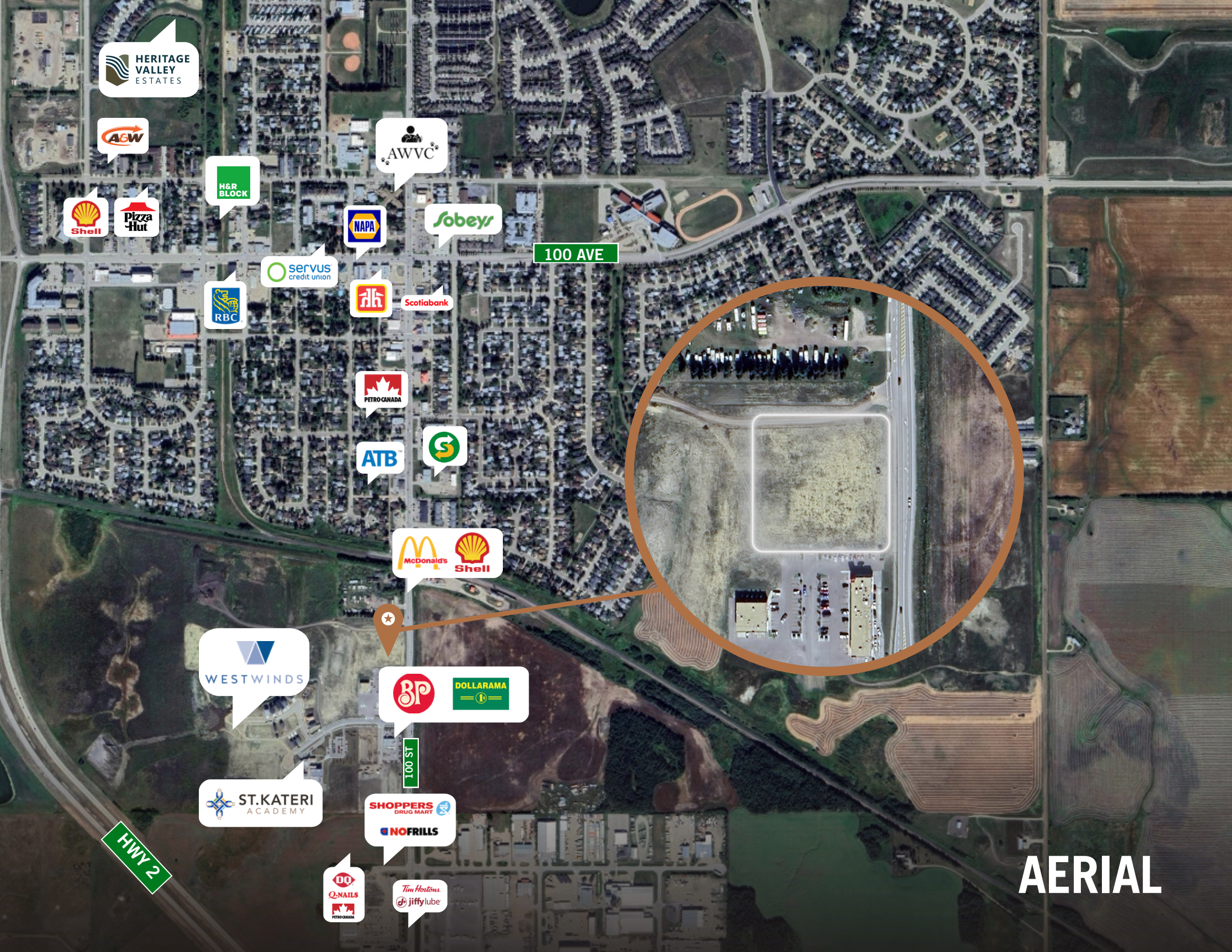
+/- 3.09 Acres

ZONING

C-3 Commercial
Corridor

PLANNING STATUS

Approved Area Structure
Plan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H&R BLOCK
Shell
Pizza Hut
NAPA
Sobeys
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servus credit union
RBC
Scotiabank
PETRO-CANADA
ATB
McDonald's
Shell
WESTWINDS
BP
DOLLARAMA
100 ST
ST. KATERI ACADEMY
SHOPPERS DRUG MART
NOFRILLS
HWY 2
DQ
Q-NAILS
PETRO-CANADA
Tim Hortons
jiffy lube
AERIAL

GET IN TOUCH

Interested in Westwinds North? Get in touch to learn more about this commercial land opportunity.

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