



**CUSHMAN &
WAKEFIELD**
Edmonton

SALE PRICE: \$350,000.00

OWNER USER OPPORTUNITY

FOR SALE/LEASE

**2,450 SF
RETAIL
OPPORTUNITY**

4801 50 Avenue,
Vegreville, AB

2,450 SF AVAILABLE IMMEDIATELY

PROPERTY HIGHLIGHTS

- Join area retailers Dairy Queen, No Frills, Mobil One, Coop Grocery and many others!
- Current build out includes rear storage area, private office, restroom and walk in cooler.
- Strategically located on the South West corner of 50th Avenue & 48th Street.
- 50th Avenue is the primary corridor through Vegreville and sees approximately 4,990 vehicles per day.
- Easy and convenient access to both Highway 16A and the Yellowhead Highway.
- High exposure facia and pylon signage opportunities available.
- C3 Zoning allows for a wide variety of uses.

Devan Ramage

Associate

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Partner

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**CUSHMAN & WAKEFIELD
Edmonton**

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PROPERTY DETAILS

Municipal Address: 4801 50 Avenue
Vegreville, AB

Legal Description: Plan RN66, Block 18, Lot 12

Zoning: C3 Highway Commercial
District

Lease Rate: \$12.00 per SF

Sale Price: \$350,000.00

Operating Costs: TBD

Lot Size: +/- 18,750 SF/ 0.43 Acres

AERIAL



PROPERTY PHOTOS


INTERIOR PHOTOS





PROPERTY PHOTO




DEMOGRAPHICS

POPULATION			
	1km	3km	5km
	3,238	5,699	5,913

AVERAGE INCOME			
	1km	3km	5km
	\$86,140	\$92,227	\$92,437

HOUSEHOLDS			
	1km	3km	5km
	1,423	2,376	2,433

VEHICLES PER DAY			
	4,990 VPD on 50 Avenue & 1,710 VPD on 49 Street		



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