

SALE PRICE: \$350,000.00

OWNER USER OPPORTUNITY

FOR SALE/LEASE

2,450 SF A PPORTUNITY 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 780 702 9479 devan.ramage@cwedm.com brett.killips@cwedm.com

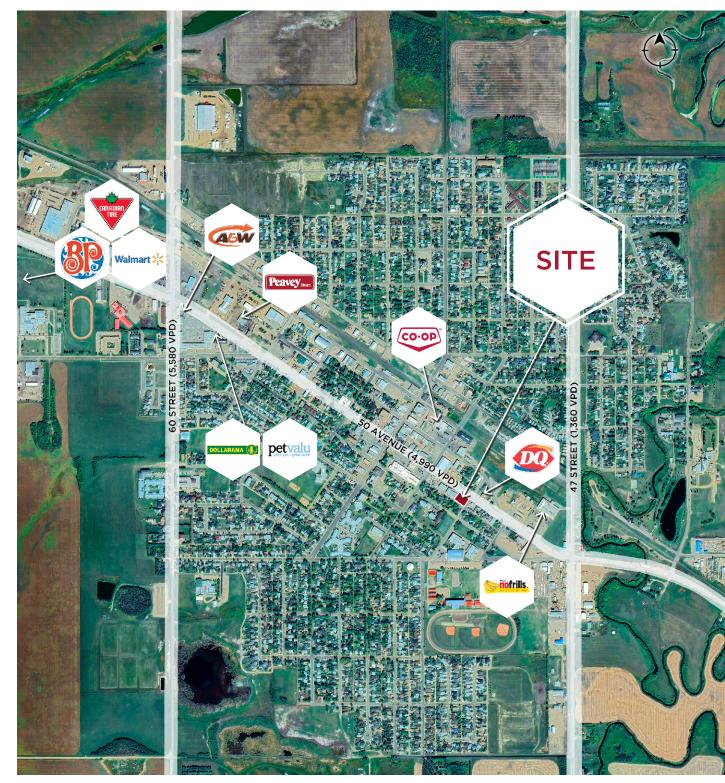
Brett Killips Partner 780 702 2948 **CUSHMAN & WAKEFIELD** Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

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PROPERTY DETAILS

| Municipal Address: | 4801 50 Avenue Vegreville, AB | Lease Rate: | \$12.00 per SF |
|--------------------|--|------------------|---------------------------|
| | | Sale Price: | \$350,000.00 |
| Legal Description: | Plan RN66, Block 18, Lot 12 Operating Costs: | Operating Costs: | TBD |
| Zoning: | C3 Highway Commercial District | Lot Size: | +/- 18,750 SF/ 0.43 Acres |

AERIAL



PROPERTY PHOTOS









DEMOGRAPHICS

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| POPULATION | | AVERAGE INCOME | | |
|--|-------|------------------------|-------|--|
| በት በ | 5km | 8 1km 3km 5 | ikm | |
| 3,238 5,699 | 5,913 | \$86,140 \$92,227 \$92 | 2,437 | |
| | | | | |
| HOUSEHOLDS | | VEHICLES PER DAY | | |
| 1km 3km | 5km | 4,990 VPD on 50 Avenu | | |
| | 2,433 | 1,710 VPD on 49 Stree | et | |



Devan Ramage Brett Killips

devan.ramage@cwedm.com brett.killips@cwedm.com

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Associate Partner 780 702 9479 780 702 2948

Retail Opportunity For Sale / Leas

FOR LEASE/SALE 420 117

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