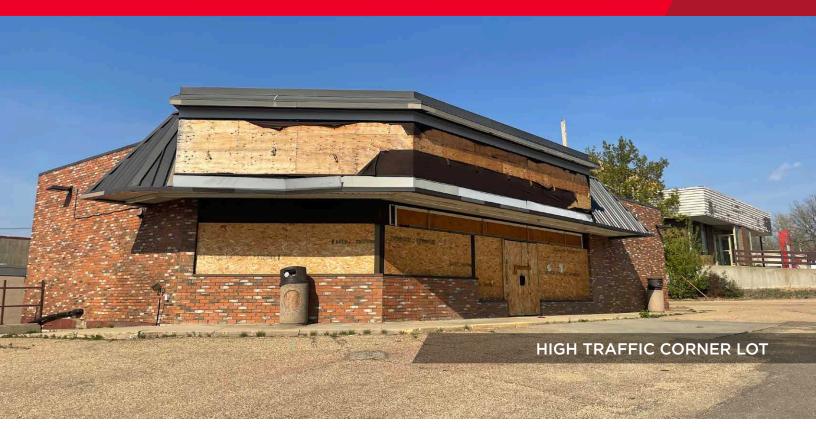


FOR SALE/LEASE Former 7-Eleven 5010 48 Avenue, Camrose, AB



2,450 SF Building Available For Sale or Lease

Property Highlights

- High traffic corner lot totaling 15,660 SF
- High visibility pylon available
- Wide variety of permitted uses including alcohol and cannabis
- Amazing owner user opportunity or investment property
- Across the street from Co-Op Food Store
- Close proximity to University of Alberta (Augustana)
 Campus, St. Mary's Hospital, Camrose Museum, Camrose
 Community Centre, and Camrose Library
- Please note, we cannot lease or sell to another convenience store.

Brett Killips	Cody Miner, B.COMM.
Partner	Sales Assistant
780 702 2948	<u>780 702 2982</u>
brett.killips@cwedm.com	cody.miner@cwedm.com

Demographics

888888	POPULATION		
	1km	3km	5km
	4,060	18,678	19,808

	AVERAGE INCOME		
B	1km	3km	5km
	\$71,487	\$98,091	\$99,422

HOUSEHOLDS		S
1km	3km	5km
2,087	8,107	8,523

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

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. March 2, 2023

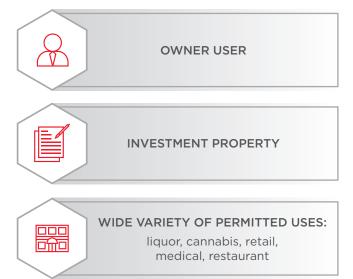
CUSHMAN & WAKEFIELD Edmonton

FOR SALE/LEASE Former 7-Eleven 5010 48 Avenue, Camrose, AB

Property Details

Municipal Address:	5010 48 Avenue, Camrose, AB
Legal Description:	Lot 8A, Block 41, Plan 8422006
Zoning:	Highway Commercial
Building Size:	2,450 SF
Lot Area:	15,660 SF
Availability:	Immediate
Lease Rate:	\$20.00 per SF
Sale Price:	\$595,000.00

Development Ideal For:



Aerial



Brett Killips Partner 780 702 2948

Cody Miner, B.COMM. Sales Assistant 780 702 2982 brett.killips@cwedm.com cody.miner@cwedm.com

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. March 2, 2023

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



FOR SALE/LEASE Former 7-Eleven 5010 48 Avenue, Camrose, AB

Property Photos



Brett Killips Partner 780 702 2948

Cody Miner, B.COMM. Sales Assistant 780 702 2982 brett.killips@cwedm.com cody.miner@cwedm.com

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, ental 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. March 2, 2023

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



Brett Killips

Partner 780 702 2948 brett.killips@cwedm.com Cody Miner, в.сомм. Sales Assistant 780 702 2982 cody.miner@cwedm.com