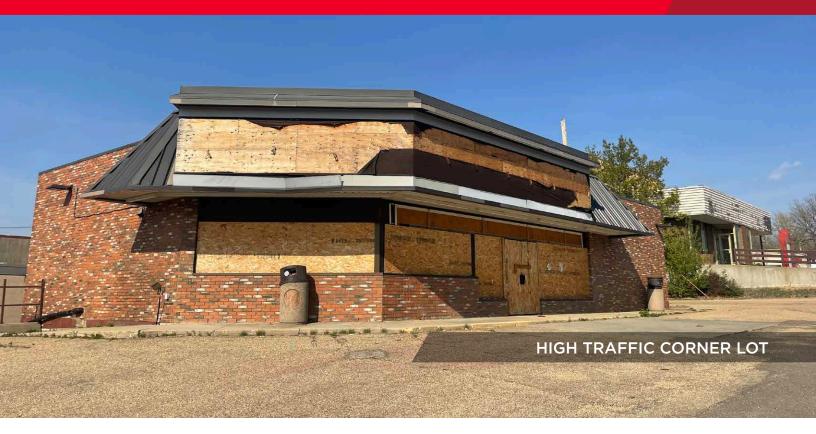


FOR SALE/LEASE Former 7-Eleven 5010 48 Avenue, Camrose, AB



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, B.COMM., CCIMCody Miner, B.COMM.PartnerSales Assistant780 702 2948780 702 2982brett.killips@cwedm.comcody.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		
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

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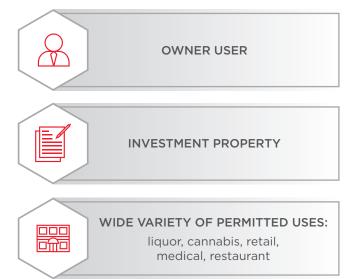
CUSHMAN & WAKEFIELD Edmonton

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



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Property Photos



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