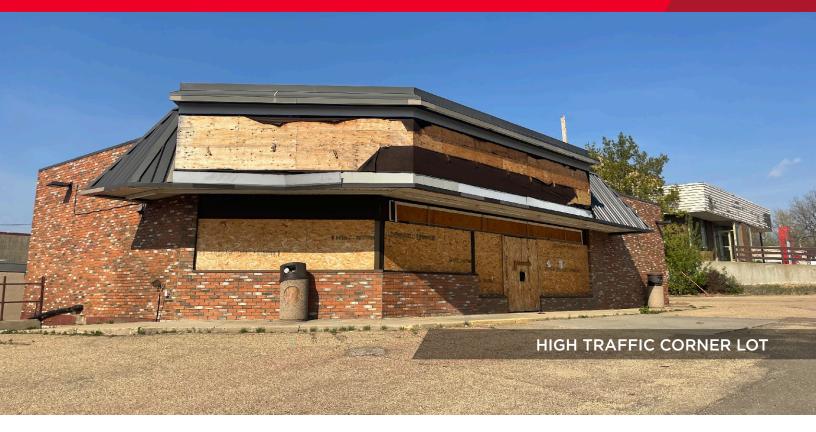


# FOR SALE/LEASE

# Former 7-Eleven

5010 48 Avenue, Camrose, AB

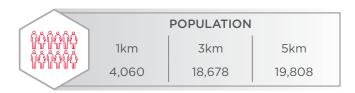


### 2,450 SF Building Available For Sale or Lease

### **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.

### **Demographics**





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

#### **Brett Killips** Partner

780 702 2948 brett.killips@cwedm.com jennifer.baker@cwedm.com

#### Jennifer Baker

Team Coordinator 780 720 7629

**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 Details**

Municipal Address:5010 48 Avenue, Camrose, ABLegal 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:**



**OWNER USER** 



**INVESTMENT PROPERTY** 



#### WIDE VARIETY OF PERMITTED USES:

liquor, cannabis, retail, medical, restaurant

### **Aerial**



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# FOR SALE/LEASE Former 7-Eleven

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## **Property Photos**





**Brett Killips**Partner

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