




HIGH TRAFFIC CORNER LOT


**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

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

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

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

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**CUSHMAN & WAKEFIELD
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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:



OWNER USER



INVESTMENT PROPERTY



WIDE VARIETY OF PERMITTED USES:
liquor, cannabis, retail,
medical, restaurant

Aerial



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Property Photos



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