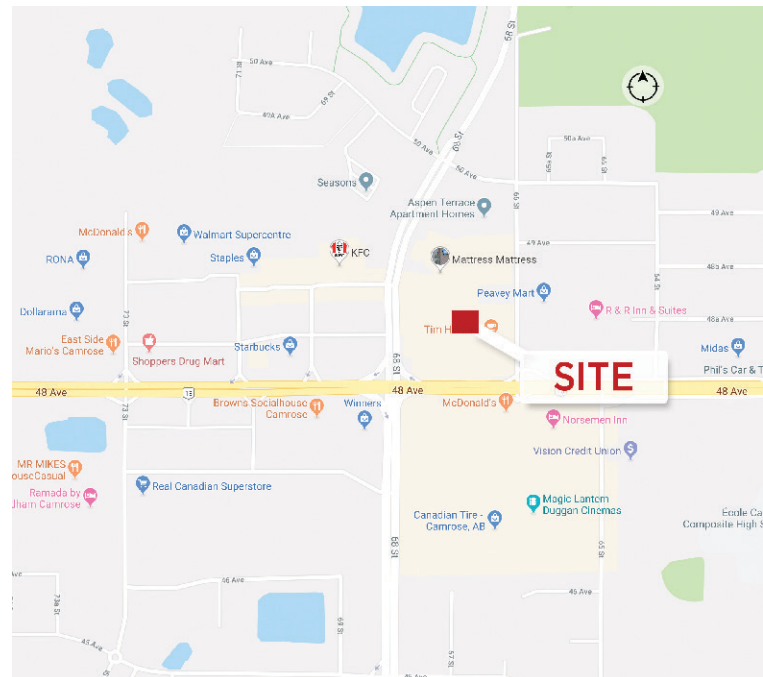




**JOIN SAVE ON FOODS  
EXPANSION OPPORTUNITY**

**Grocery Anchored Shopping Centre**  
**Property Highlights**

- High visibility Shopping Centre in the heart of the 48 Avenue retail corridor in Camrose
- Excellent parking and access
- Retail customer draws in the immediate area include Save On Foods, Overtime Taphouse, Tim Horton's, Wendy's and Alberta Motor Association
- Many other customer generators in the area, including Wal Mart, Shoppers Drug Mart, Superstore, Safeway and Canadian Tire
- Population of Camrose over 19,422 (2023)
- Average income: \$108,782 (5 km)



**David Cooney**  
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## Property Details

### Expansion Opportunity:

Up to 7,300 SF available adjacent to  
Save On Foods

Up to 5,000 SF available adjacent  
to Overtime Tapahouse

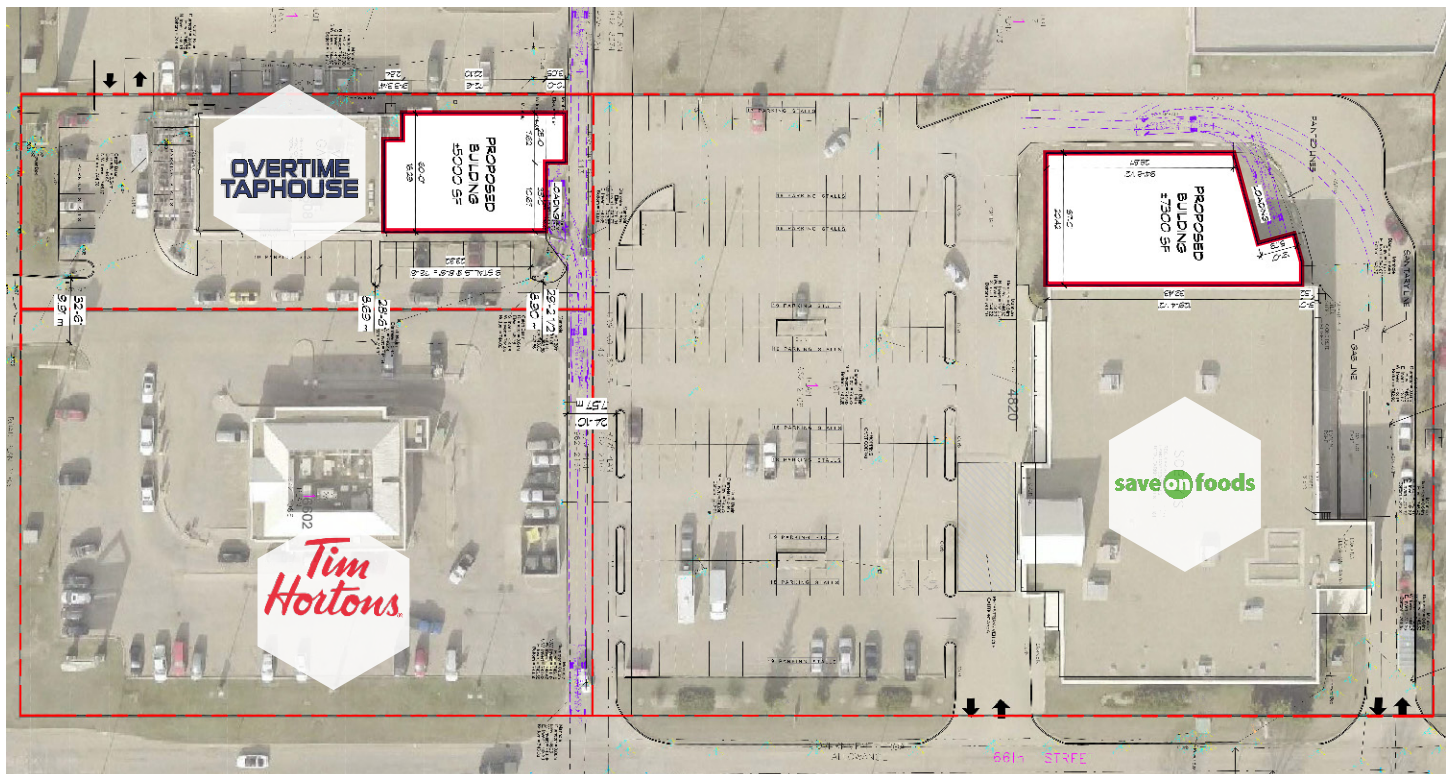
### Operating Costs:

Estimate at \$11.74 per SF (est. 2024)

Zoning: C3



## Site Plan



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