

UP TO ± 3.35 ACRES, HOTEL & COMMERCIAL | FOR SALE OR BUILD-TO-SUIT



# CAMROSE COMMERCIAL LANDS

7405 48 STREET, CAMROSE, AB

\*SITE OUTLINE OF TOTAL 9.22 ACRE PARCEL, TO BE SUBDIVIDED

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# LOCATION OVERVIEW

Within City of Camrose municipal boundaries

Direct Access to Highway 13 entering Camrose via forthcoming "75 Street" along perimeter of property

Zoned C2 - Highway Commercial

Surrounded/nearby all major retailers including Walmart, Save On Foods, Canadian Tire, Peavey Mart, Starbucks, Shoppers Drug Mart, and more

Exposure to 8,190 vehicles per day  
(2021 Alberta Highway Traffic Counts)

Up to 3.35 Acres available, for hotel or commercial development- subdivision approved, multiple orientations available at purchaser/tenant request

For Sale or Build-to-Suit - call agents for more information

Site outline of total 9.22 Acre parcel, to be subdivided



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LISTING  
TEAM

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