



## 2,450 SF Retail Opportunity Available Immediately

### Property Highlights

- Total Lot Size: 18,750 SF
- Located prominently along 50 Avenue & 48 Street
- 50 Avenue is the primary corridor through Vegreville and sees approximately 4,690 vehicles per day
- Pylon signage available
- Ample on site parking available
- C3 zoning allows for a wide variety of uses
- Leasing Rate: contact listing agent
- Operating Costs: TBD



#### Devan Ramage

Associate

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#### Brett Killips

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#### CUSHMAN & WAKEFIELD Edmonton

Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1

[www.cwedmonton.com](http://www.cwedmonton.com)



## Property Details

Municipal Address:	4801 50 Avenue	Lease Rate:	\$12.00 per SF
Legal Description:	Plan RN66, Block 18, Lot 12	Sale Price:	\$350,000.00
Zoning:	C3 Highway Commercial District	Operating Costs:	TBD

## Aerial



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## Exterior Property Photos



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**CUSHMAN &  
WAKEFIELD**  
Edmonton


FOR SALE/LEASE  
**4801 50 Avenue**  
Vegreville AB


## Demographics


	POPULATION		
	1km	3km	5km
	3,322	5,558	5,769

	AVERAGE INCOME		
	1km	3km	5km
	\$87,611	\$93,577	\$93,791

	HOUSEHOLDS		
	1km	3km	5km
	1,487	2,398	2,455

	MEDIAN INCOME		
	1km	3km	5km
	\$87,611	\$93,577	\$93,791

	AGE (Years)		
	0-24	25-54	55+
	29.3%	36.5%	34.1%

	VEHICLES PER DAY		
	4,690 on 50 Avenue		

## Property Photo



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