

FOR SALE/LEASE 4801 50 Avenue

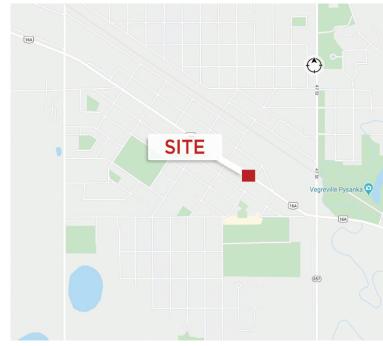
Vegreville AB



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 780 702 9479

Brett Killips Partner 780 702 2948 devan.ramage@cwedm.com brett.killips@cwedm.com



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Property Details

\$12.00 per SF **Municipal Address:** 4801 50 Avenue Lease Rate:

Legal Description: Sale Price: \$350,000.00 Plan RN66, Block 18, Lot 12

Operating Costs: Zoning: C3 Highway Commercial District **TBD**

Aerial



Devan Ramage

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Exterior Property Photos





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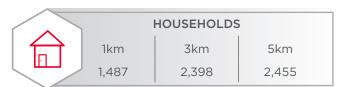
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Demographics













Property Photo



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