

FOR SALE/LEASE

5108 48 AVENUE THORSBY, AB

0.55 Acres for Sale/Lease

Build to Suit Opportunities

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Ashley Chrunik

Associate
780 910 6908
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OVERVIEW

Perfect opportunity to build-to-suit for a
brewery, coffee shop, fast food restaurant, etc.

Great exposure to 52 Street

Close proximity to Thorsby Main Street

HIGHWAY 39

52 STREET

SITE

48 AVENUE

TOWNSHIP ROAD 492



PROPERTY DETAILS

MUNICIPAL ADDRESS

5108 48 Avenue, Thorsby, AB

LEGAL DESCRIPTION

Plan 3477EO

Block A

ZONING

C2

SITE SIZE

0.55 Acres

SALE PRICE

\$158,000

LEASE RATE

\$20,365 per year (\$0.85 per SF)

TAXES

\$2,655.60

DEMOGRAPHICS



POPULATION

1km	3km	5km
895	1,109	1,262



HOUSEHOLDS

1km	3km	5km
370	444	494



AVERAGE INCOME

1km	3km	5km
\$99,774	\$99,797	\$100,400



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