

FOR SALE/LEASE Former 7-Eleven 5010 48 Avenue, Camrose, AB



# 2,450 SF Building Available for Sale or Lease

# **Property Highlights**

- High traffic corner lot totaling 15,660 SF
- High visibility pylon available
- Wide variety of permitted uses including alcohol and cannabis
- Amazing owner user opportunity or investment property
- Across the street from Co-Op Food Store
- Close proximity to University of Alberta (Augustana)
  Campus, St. Mary's Hospital, Camrose Museum, Camrose
  Community Centre, and Camrose Library
- Please note we cannot lease or sell to another convenience store.

Brett Killips	Jennifer Baker
Partner	Team Coordinator
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**Demographics** 

888888	POPULATION		
	1km	3km	5km
	4,060	18,678	19,808

	AVERAGE INCOME		
B	1km	3km	5km
	\$71,487	\$98,091	\$99,422

HOUSEHOLDS		S
1km	3km	5km
2,087	8,107	8,523

CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

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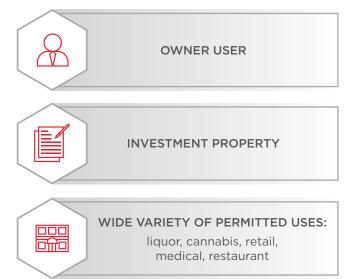
# CUSHMAN & WAKEFIELD Edmonton

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# **Property Details**

Municipal Address:	5010 48 Avenue, Camrose, AB
Legal Description:	Lot 8A, Block 41, Plan 8422006
Zoning:	Highway Commercial
Building Size:	2,450 SF
Lot Area:	15,660 SF
Availability:	Immediate
Lease Rate:	\$20.00 per SF
Sale Price:	\$595,000.00

## **Development Ideal For:**



### Aerial



#### **Brett Killips** Partner 780 702 2948

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