

FOR LEASE

GATEWAY CROSSING

5207 - 48th Street
Rocky Mountain House,
Alberta

Cushman & Wakefield Edmonton
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PROPERTY OVERVIEW

- Located at the busy corner of Highways 22 & 11A
- Close to other shopping including Extra Foods, Canadian Tire, and Sobeys
- Diverse tenant mix: The Source, Warehouse One, and Cucina Fusion Restaurant
- 1km from the Town's only public high school and close to Red Deer College satellite campus
- Anchored by Shoppers Drug Mart
- Daily exposure to 35,000+ vehicles

PROPERTY HIGHLIGHTS

LEGAL DESCRIPTION
Plan 0940993, Block 1, Lot 4

RENTABLE AREA
Unit 6 - 1,222 SF

LEASE RATE
Market

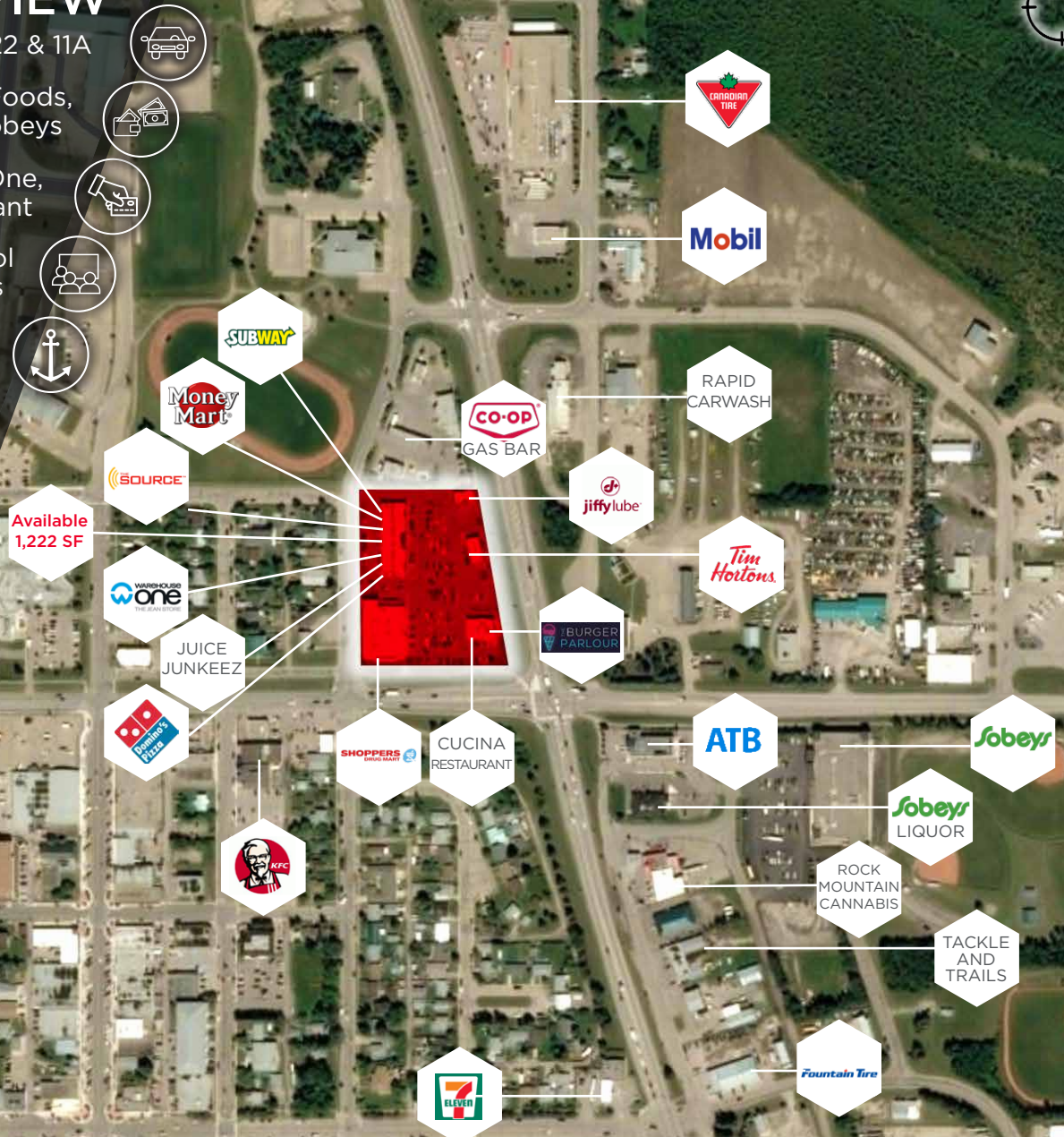
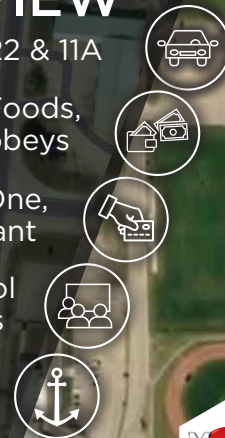
OPERATING COSTS & TAXES
\$12.79 Per SF / year + utilities

TERM
5-10 years

AVAILABILITY
Immediate

PARKING:
Unassigned surface @ no charge

PYLON SIGNAGE:
Available



LOCATION

5207 - 48th Street | Rocky Mountain House, Alberta

Area Shopping Centre Tenants

- The Burger Parlour 1
- Cucina Fusion Restaurant 2
- Jiffy Lube 3
- Subway 4
- Tim Horton's 5
- Shoppers Drug Mart 6
- Edo 7

LEASED

AVAILABLE
1,222 SF


52 AVENUE


HIGHWAY 22

Area Shopping Centre Tenants


- ATB
- Circle K
- Canadian Tire
- Co-op Gas
- Sobeys
- Turn Around Ranch Equestrian
- Boarding Christenson Sports & Wellness Centre

DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	2,128	6,731	7,009

	AVERAGE INCOME		
	1km	3km	5km
	\$96,182	\$96,182	\$96,182

	HOUSEHOLDS		
	1km	3km	5km
	943	2,677	2,778

	DAYTIME POPULATION		
	1km	3km	5km
	5,609	15,113	15,252

IDEAL USES

General Practitioner
Registry Office
Hair Salon
Learning Centre
Flower Shop
Childcare Centre
Dollar Store
Paint Supply / Home Decor
Optometrist
Law Office
Orthodontist
Physiotherapist
Financial Services
Chiropractor
Dermatologist
Tax Services
Cell Phone Dealer
Yoga Studio
Pet Food / Supplies
Massage Therapy
Fitness Centre
Nail Salon





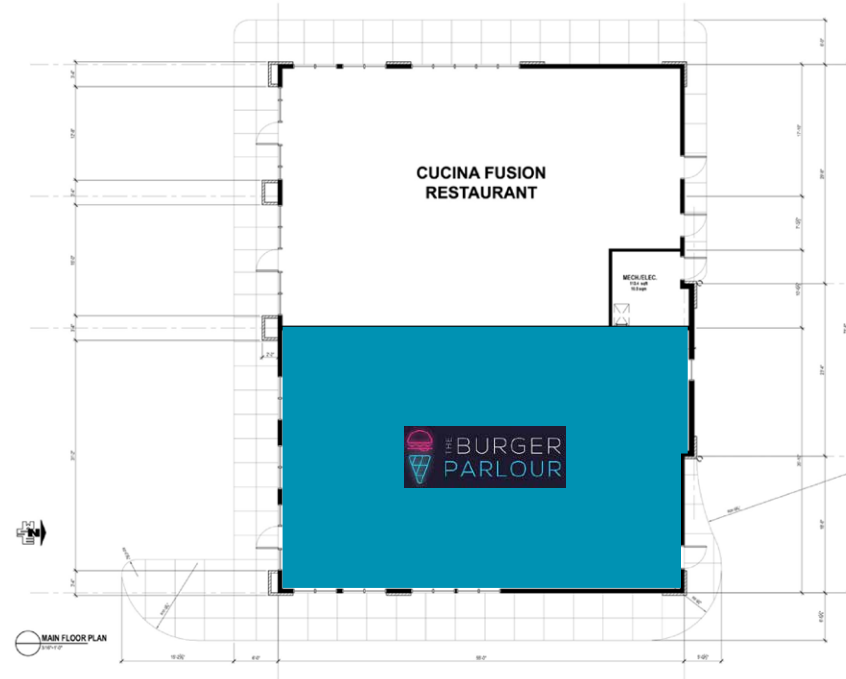
PHOTOS UNIT 6 - 1,222 SF

- Prominent location in CRU building
- 1,222 SF unit with front and rear entry
- One (1) handicapped parking stall immediately in front of unit

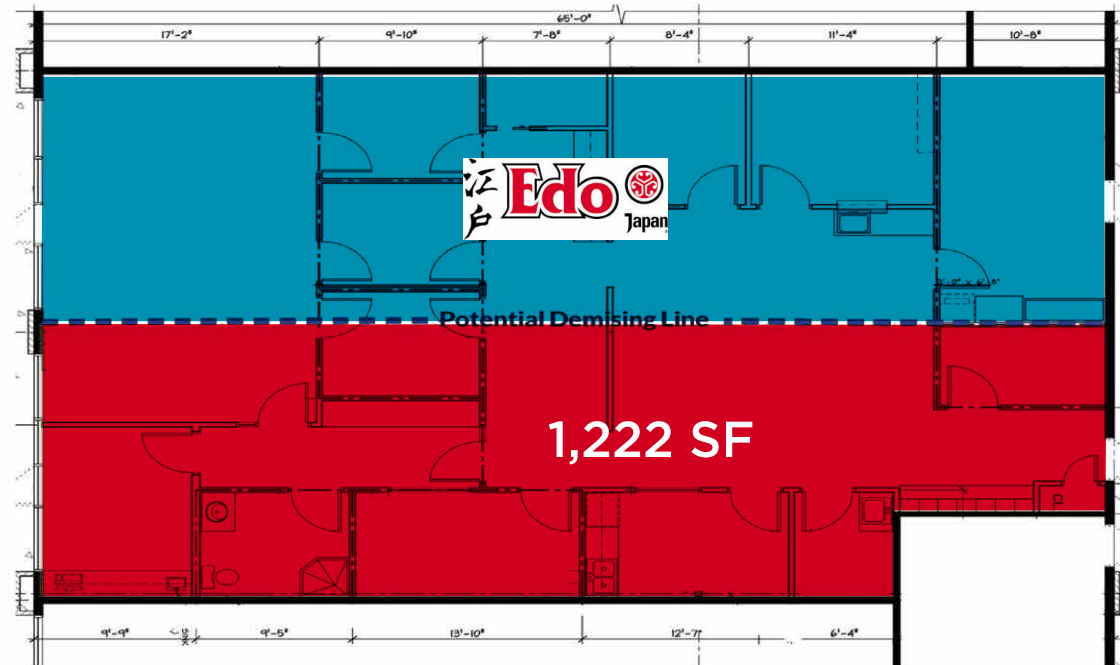


FLOOR PLAN

Leased - The Burger Parlour



Unit 6 - 1,222 SF
Unit 106B - Leased



SITE PLAN



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