

# FOR LEASE Liv Centre

4819 68 Street, Camrose, AB



#### 1,300 SF to 1,766 SF

## **Property Highlights**

- · Last Bay Remaining
- Landlord willing to demise the rear
- Join Liv Dental, Edward Jones, and Guardian Pharmacy in this professional building
- Suitable for a wide variety of retail and professional tenants
- Adjacent businesses include Save on Foods, Tim Hortons, with Safeway across the street



**Jordan Murray** 

Senior Associate 780 429 9399 jordan.murray@cwedm.com



#### FOR LEASE

# **Liv Centre**

4819 68 Street, Camrose, AB

#### **Property Details**

- Up to 1,766 SF available
- Rate: negotiable, depending upon allowance and build out
- Zoning: C2 Highway Commercial District
- 32 paved parking stalls
- Dedicated pylon signage
- · Available immediately

## **Building Photos**







#### **Jordan Murray**

Senior Associate 780 429 9399 jordan.murray@cwedm.com

jordan.murray@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, ental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property of properties in question. January 24, 2022



#### FOR LEASE

# **Liv Centre**

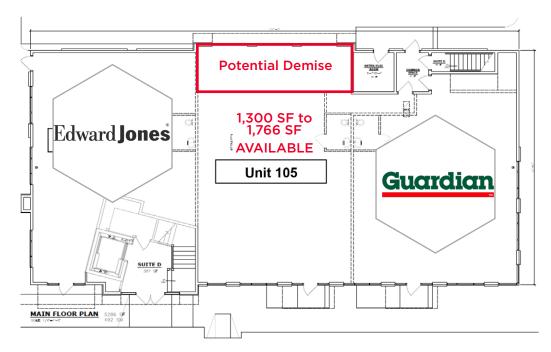
4819 68 Street, Camrose, AB

#### **Building Plan - Main Floor**

#### Main Floor:

Unit 101 - Edward Jones Unit 105 - 1,300 SF to 1,766 SF Unit 109 - Guardian Pharmacy

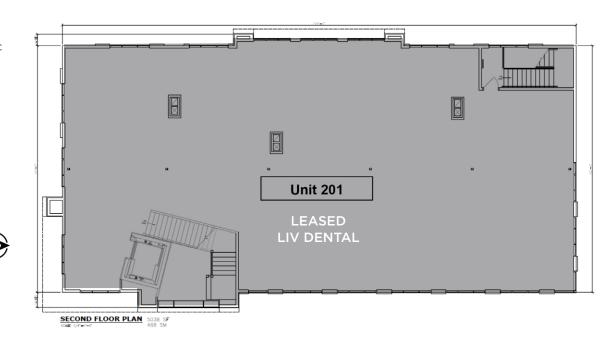




## **Building Plan - Second Floor**

#### Second Floor:

Leased - Dental Clinic



#### **Jordan Murray**

Senior Associate 780 429 9399 jordan.murray@cwedm.com



#### FOR LEASE

# **Liv Centre**

4819 68 Street, Camrose, AB

■ Camrose CSD

### **Demographics**

BUSINESSES			
Major Retailers			
Retailer Name	Address	Dist. (km)	
Staples Canada	6800-48 Avenue, Unit 3	0.28	
Winners	6805-48 Avenue	0.37	
Canadian Tire	6601 - 48Th Avenue, Un	0.51	
Rona Canada	7300-48Th Avenue	0.58	
Dollarama	7300 48Th Ave	0.61	

Grocery & Drug Stores			
G & D Name	Address	Dist. (km)	
Safeway Canada	200, 6800 - 48 Avenue	0.12	
Save-On-Foods Canada	4820 66Th Street	0.16	
Shoppers Drug Mart	180 Cornerstone	0.52	
Shoppers Drug Mart	6601 48 Avenue, Unit 1A	0.54	
Real Canadian Superstore	7005 48Th Ave	0.63	
Federated Co-Operatives (.	4818 51St Street	2.01	
Federated Co-Operatives (.	3823 44Th Avenue	3.84	

Banks			
Bank Name	Address	Dist. (km)	
Royal Bank of Canada	5102 50 Ave	1.25	
TD Canada Trust	4888 50Th St	1.34	
Scotiabank Canada	4801 50th Street,	1.37	
Canadian Imperial Bank	of (4901 - 50th Street	1.38	
BMO Financial	4906 50TH AVE	1.43	

AGE

0 - 3 km

18,257

1,081

2 964

1,252

2,577

2,087

2 157

2,371

1,863

1,221

685

40.5

■ Camrose CSD

Camrose

20,060

1,176

3 271

1,370

2,818

2.317

2 381

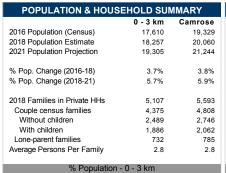
2,593

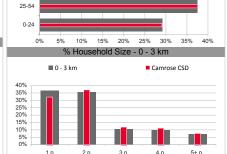
2,047

1,352

735

40.6

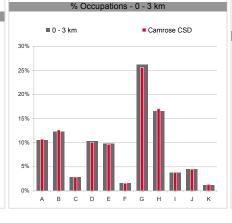




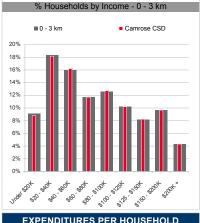
■ 0 - 3 km

55+

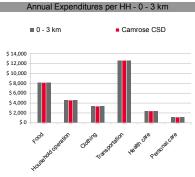
тр.	2 p.	3 p. 4 p	). 5+ μ.	
LABOR FORCE & OCCUPATIONS				
		0 - 3 kı	m Camro	ose
Labour Force by C	ccupation	9,60	7 10	536
A Management		1,01	8 1,	131
B Business & Fir	nance	1,18	3 1,	334
C Natural Science	es	27	7	302
D Health		99	98 1,	,066
E Educ, Gov't, &	Religion	94	1 1,	,019
F Art, Culture, Re	ec, & Sport	15	59	165
G Sales & Service	е	2,52	25 2	704
H Trades & Trans	portation	1,59	1,	797
I Primary Indust	y	36	32	404
J Processing & I	/lanufacturing	g 43	88	474
K Not Applicable		11	5	140



INCOME			
	0 - 3 km	Camrose	
Under \$20K	711	755	
\$20 - \$40K	1,440	1,558	
\$40 - \$60K	1,254	1,390	
\$60 - \$80K	917	1,004	
\$80 - \$100K	986	1,090	
\$100 - \$125K	802	875	
\$125 - \$150K	642	703	
\$150 - \$200K	757	829	
\$200K +	336	370	
Average Household Income	\$ 92,272	\$ 92,626	
Median Household Income	\$ 70,648	\$ 71,064	



EXI ENDITORES I ER HOSSENSED		
0 - 3 km	Camrose	
\$ 60,909	\$ 61,053	
\$ 8,157	\$ 8,173	
\$ 17,551	\$ 17,573	
\$ 4,581	\$ 4,592	
\$ 2,180	\$ 2,186	
\$ 3,370	\$ 3,373	
\$ 12,608	\$ 12,659	
\$ 2,397	\$ 2,405	
\$ 1,159	\$ 1,160	
\$ 3,973	\$ 3,991	
\$ 162	\$ 162	
\$ 1,378	\$ 1,376	
\$ 1,345	\$ 1,348	
\$ 152	\$ 153	
\$ 1,896	\$ 1,902	
	0 - 3 km \$ 60,909 \$ 8,157 \$ 17,551 \$ 4,581 \$ 2,180 \$ 3,370 \$ 12,608 \$ 2,397 \$ 1,159 \$ 3,973 \$ 162 \$ 1,378 \$ 1,378 \$ 1,345 \$ 1,52	



#### Jordan Murray

Population by Age

0 to 4 years

5 to 19 years 20 to 24 years

25 to 34 years

35 to 44 years

45 to 54 years

55 to 64 years

65 to 74 years

75 to 84 years

Median Age

16%

14%

12%

10%

8%

85 years and over

■ 0 - 3 km

Senior Associate 780 429 9399 jordan.murray@cwedm.com