

FOR SALE

FORMER BOYLE BUY-LOW FOODS

5127 4th Street,
Boyle, Alberta

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

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THE OPPORTUNITY

- Ample parking
- Limited market offering
- Zoning allows for a wide variety of permitted uses
- Asking price: \$750,000.00



PROPERTY DETAILS

MUNICIPAL ADDRESS

5127 4th Street, Boyle AB

LEGAL DESCRIPTION

Plan 6626BF, Block 4, Lot 6-12
and Plan 8123224, Block 4,
Lot 6A & 7A

ZONING

DTC (Downtown Core District)

NEIGHBOURHOOD

Downtown

BUILDING SIZE

9,327 SF

PROPERTY TAXES

\$11,092.48 (2023)

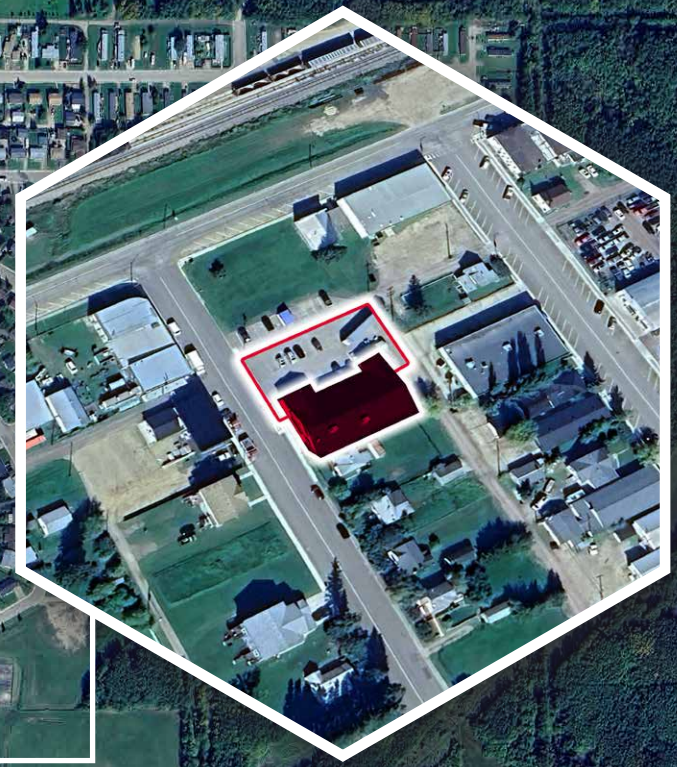




HWY 663


LAKEVIEW ROAD

TAYLOR ROAD



DEMOGRAPHICS

POPULATION

	1km	3km	5km
	765	885	1,069


HOUSEHOLDS

	1km	3km	5km
	340	394	480

AVERAGE INCOME

	1km	3km	5km
	\$107,014	\$76,576	\$78,843

VEHICLES PER DAY (2023)

	2,860 on Highway 63
	1,640 on Taylor Road
	2,140 on Highway 831



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