



**CUSHMAN &
WAKEFIELD**
Edmonton



FOR SALE

PRICE REDUCED

STANDALONE COMMERCIAL BUILDING

4948 50 Avenue, Rimbey, AB

PROPERTY HIGHLIGHTS

- Freestanding building with well-maintained improvements
- Corner location with Excellent visibility
- Reception area, 3 offices, 2 washrooms, lunchroom, storage, walk-in vault
- Abundant parking

Mark Bowman

Associate
780-993-3783
mark.bowman@cwedm.com

Ian Stuart

Associate
780 242 9992
ian.stuart@cwedm.com

**CUSHMAN & WAKEFIELD
Edmonton**

Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.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, rental 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 (or properties) in question. September 2026

PROPERTY DETAILS

Municipal Address: 4948 50 Avenue, Rimbey, AB

Legal Description: Plan 148BT, Block 11, Lot 1

Zoning: C1 - Central
Commercial District

Building Size: Main Floor - 2,039 SF
Basement - 2,039 SF
Total - 4,078 SF

Built: 1964

Property Tax: \$4,231.97 (2024)

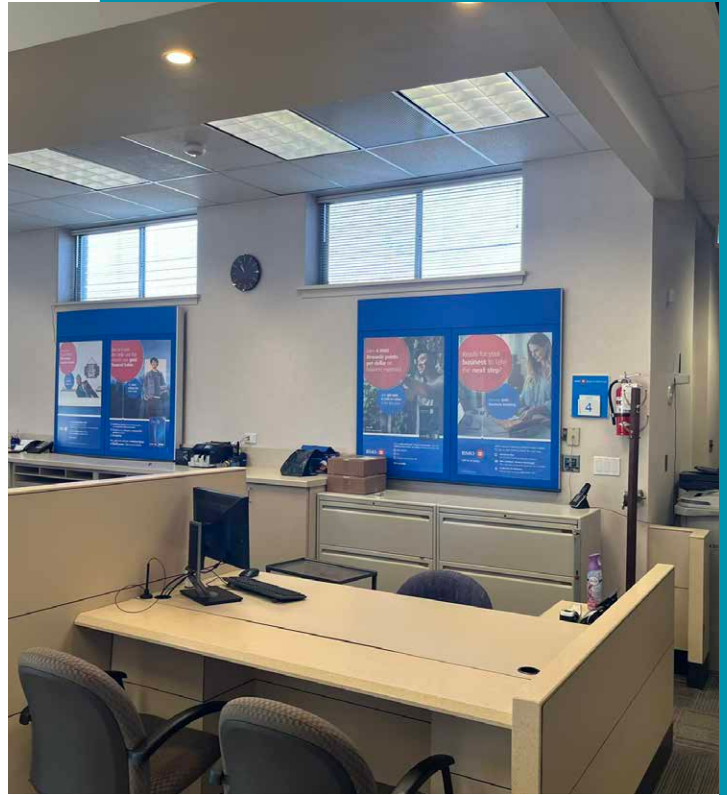
Lot Area: 0.29 Acres (12,741 SF)

SALE PRICE: ~~\$399,000.00~~
\$349,000.00

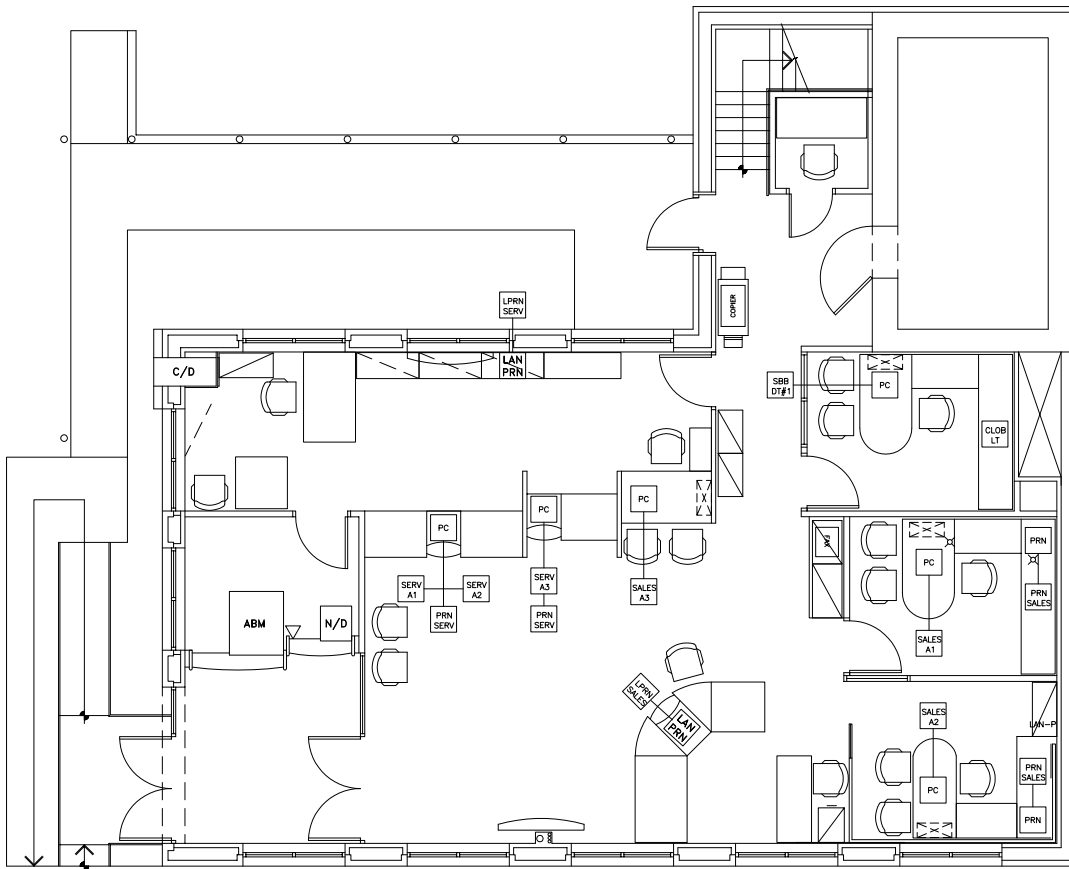
AERIAL



PROPERTY PHOTOS



MAIN FLOOR PLAN



DEMOGRAPHICS



POPULATION

1km	3km	5km
1,966	2,654	2,913



AVERAGE INCOME

1km	3km	5km
\$86,588	\$87,480	\$90,153



HOUSEHOLDS

1km	3km	5km
846	1,094	1,190



VEHICLES PER DAY

3,150 vehicles per day on
Highway 20



**CUSHMAN &
WAKEFIELD**
Edmonton

Mark Bowman
Associate
780 993 3783
mark.bowman@cwedm.com

Ian Stuart
Associate
780 242 9992
ian.stuart@cwedm.com