

FOR SALE

RETAIL



MIXED-USE BUILDING IN CAMROSE

4879 68 Street, Camrose, Alberta

Property Description

Mixed Use Building with warehouse, showroom, and second floor

Opportunity to increase asset value with the right tenancy

Prominent location with high profile and strong signage exposure

\$6,850,000

SALE PRICE

52,250 SF

BUILDING SIZE

2.13 ACRES

LOT SIZE

2009

YEAR BUILT

Dean Drysdale

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017, 2018, 2019, & 2021.

COMPLETE HIGHLIGHTS



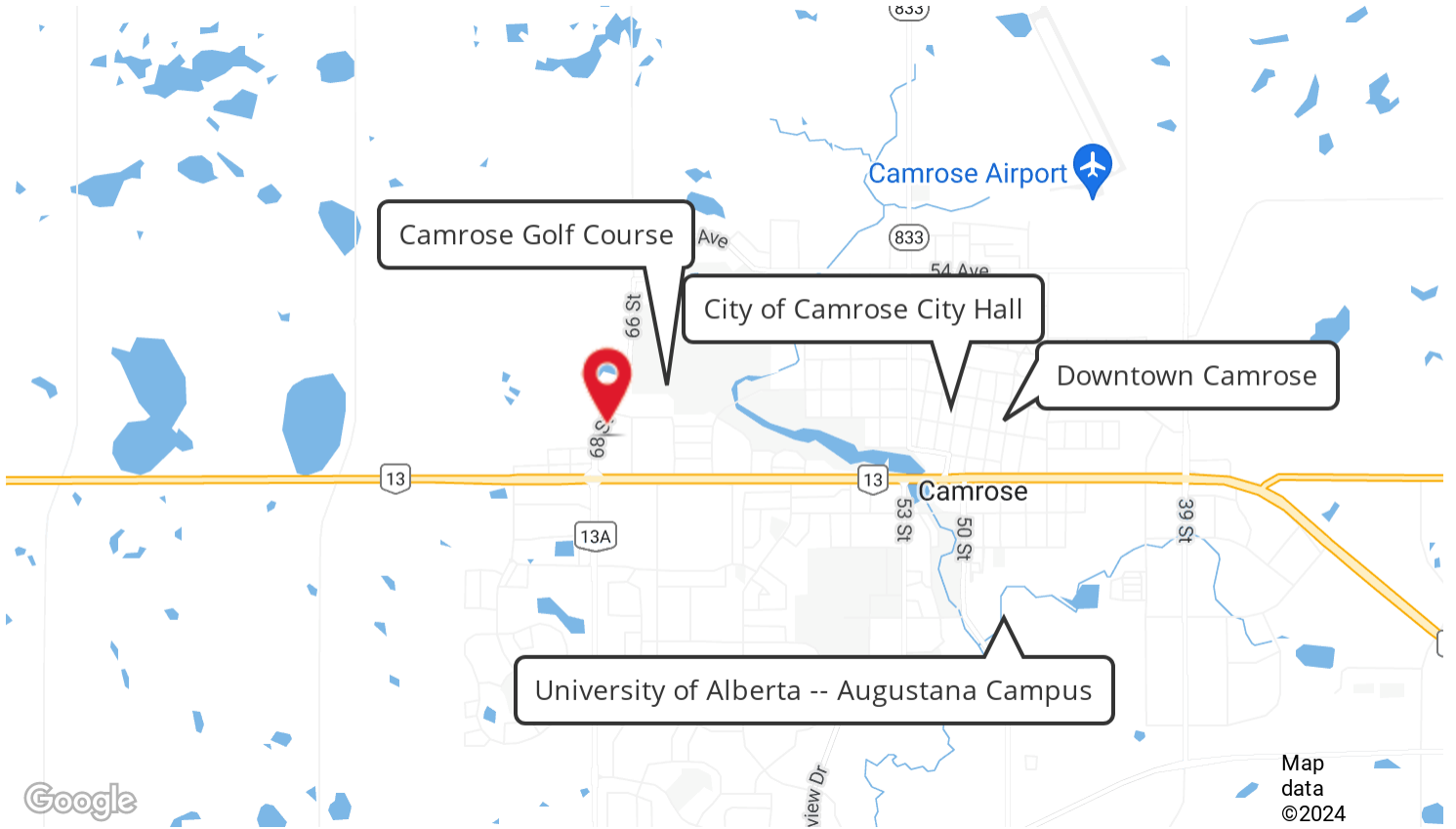
Building Information

MUNICIPAL ADDRESS	4879 68th Street, Camrose
LEGAL ADDRESS	PLan 1822501; Block 1; Lot 14
ZONING	Highway Commercial District
YEAR BUILT	2009
LOT SIZE	2.13 Acres
PARKING	66 Stalls (4 barrier free stalls)
ELECTRICAL	800 amp main service
HVAC	Rooftop units 4-12 ton units and 5-10 ton units
TOTAL BUILDING AREA	52,250 SF
Main Floor Total: 32,250 SF	Main Level Retail - 2,450 SF
	Main Level Retail - 2,700 SF
	Showroom - 16,850 SF
	Warehouse - 10,250 SF
Second Floor Total: 20,000 SF	

FINANCIAL INFORMATION

2023 PROPERTY TAXES	\$113,212.12
FINANCING	Treat as Free & Clear

DEMOGRAPHICS MAP & REPORT



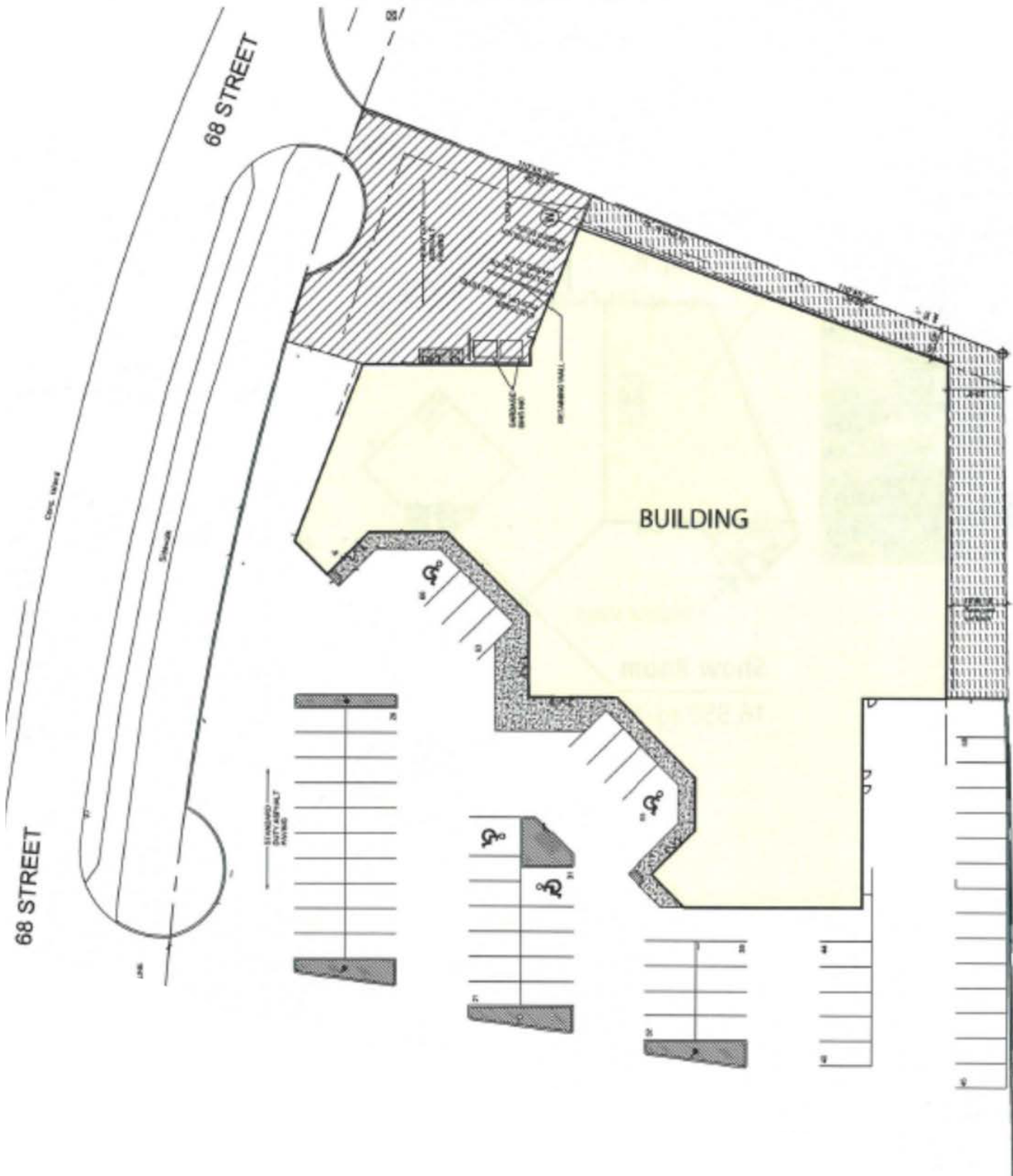
Demographics	2024	2025
Total Population	19,866	20,242
Average Household Income	\$98,719	\$120,171
Average Age (Male)	41.5	42.2
Current Consumption	\$819,277,093	

Demographics data derived from AlphaMap

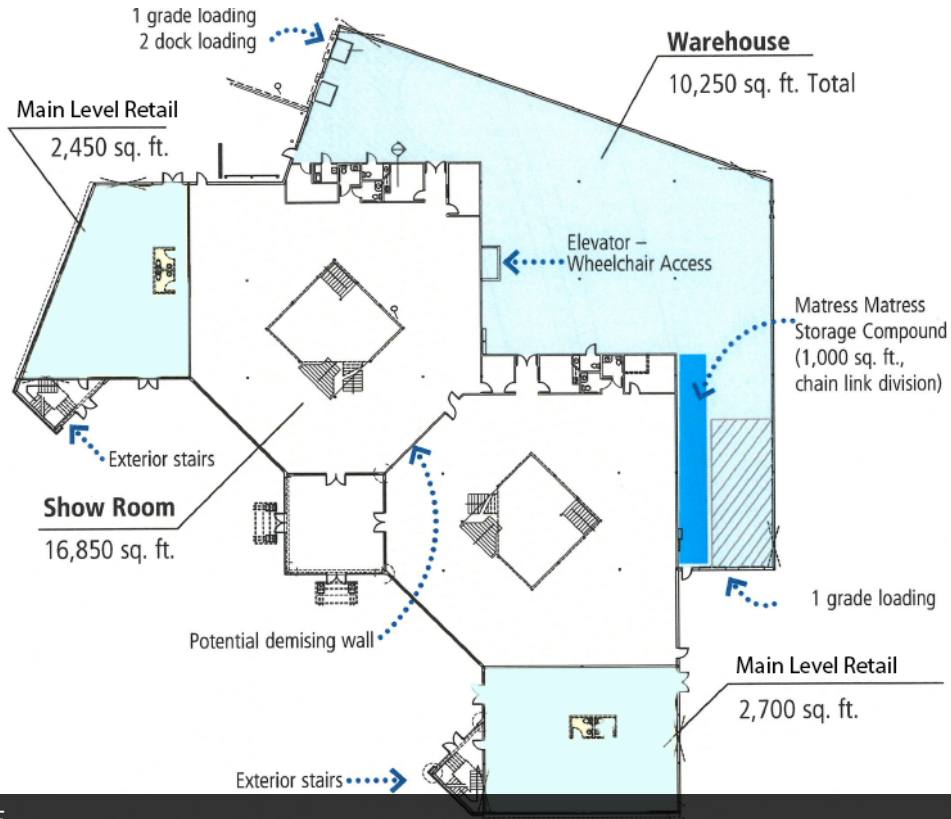
RETAIL MAP



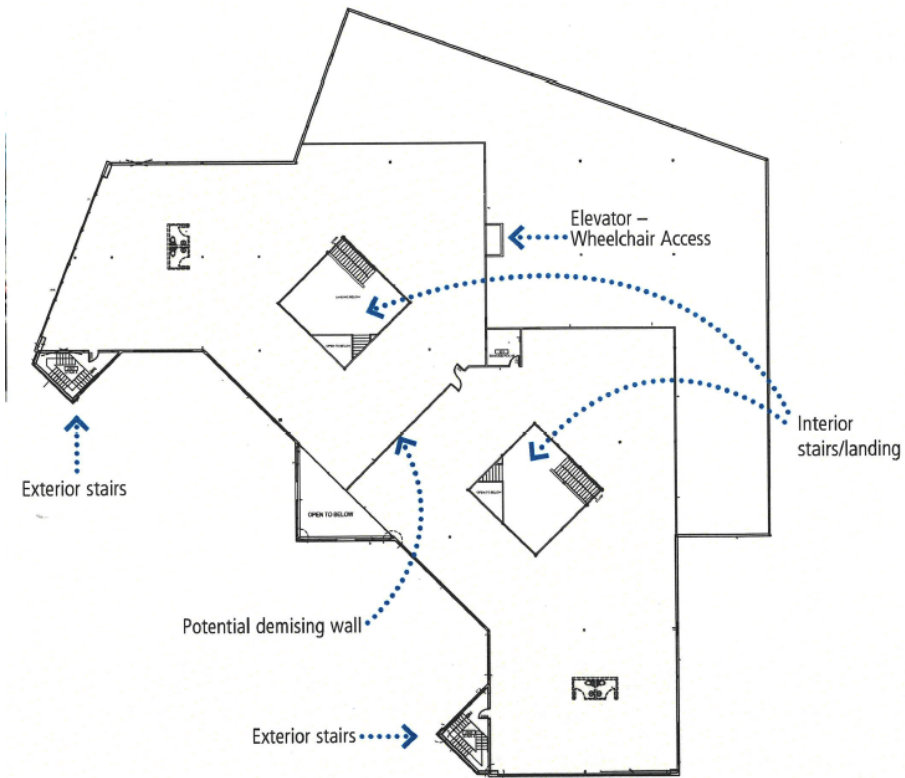
SITE PLAN



FLOOR PLAN



Main Floor 32,250 SF



Second Floor 20,000 SF