



3999 AIRPORT ROAD, MERRITT, BC



6 DURUM DRIVE, WHEATLAND COUNTY, AB

**AVISON
YOUNG**

Stony Plain, Camrose,
Wheatland, & Merritt
Travel Centres

Receivership Sale



4101 - 49 AVENUE, STONY PLAIN, AB



5709 - 48 AVENUE, CAMROSE, AB

THE OFFERING

EXECUTIVE SUMMARY

Avison Young Commercial Real Estate Services, LP (“Avison Young” or the “Advisor”) is pleased to offer for sale a 100% freehold interest in Stony Plain, Camrose, Wheatland, and Merritt Travel Centres (the “Property”, “Properties” or “Offering”). The Properties are being sold by way of a receivership process. Grant Thornton was appointed Receiver and Manager by Order of the Court of King’s Bench of Alberta on March 14, 2025.

The Offering comprises of four highly visible travel centres strategically located across Alberta and British Columbia:

- 4101 - 49 Avenue, Stony Plain, AB
- 5709 - 48 Avenue, Camrose, AB
- 6 Durum Drive, Wheatland County, AB
- 3999 Airport Road, Merritt, BC

Each location benefits from prominent arterial exposure, established traffic patterns, and proximity to major transportation corridors, supporting consistent fuel, convenience and quick service restaurant performance. Located in growing communities and highway-adjacent areas, the Properties are well-suited for investors targeting resilient, value-add assets in the essential services sector.

The Properties are available for purchase together or separately, and are being offered with no set bid date for the time being. Offers will be considered as they are received.

For more information, please reach out to a member of the advisory team.

SIGN CONFIDENTIALITY AGREEMENT



REGIONAL

LOCATION OVERVIEW

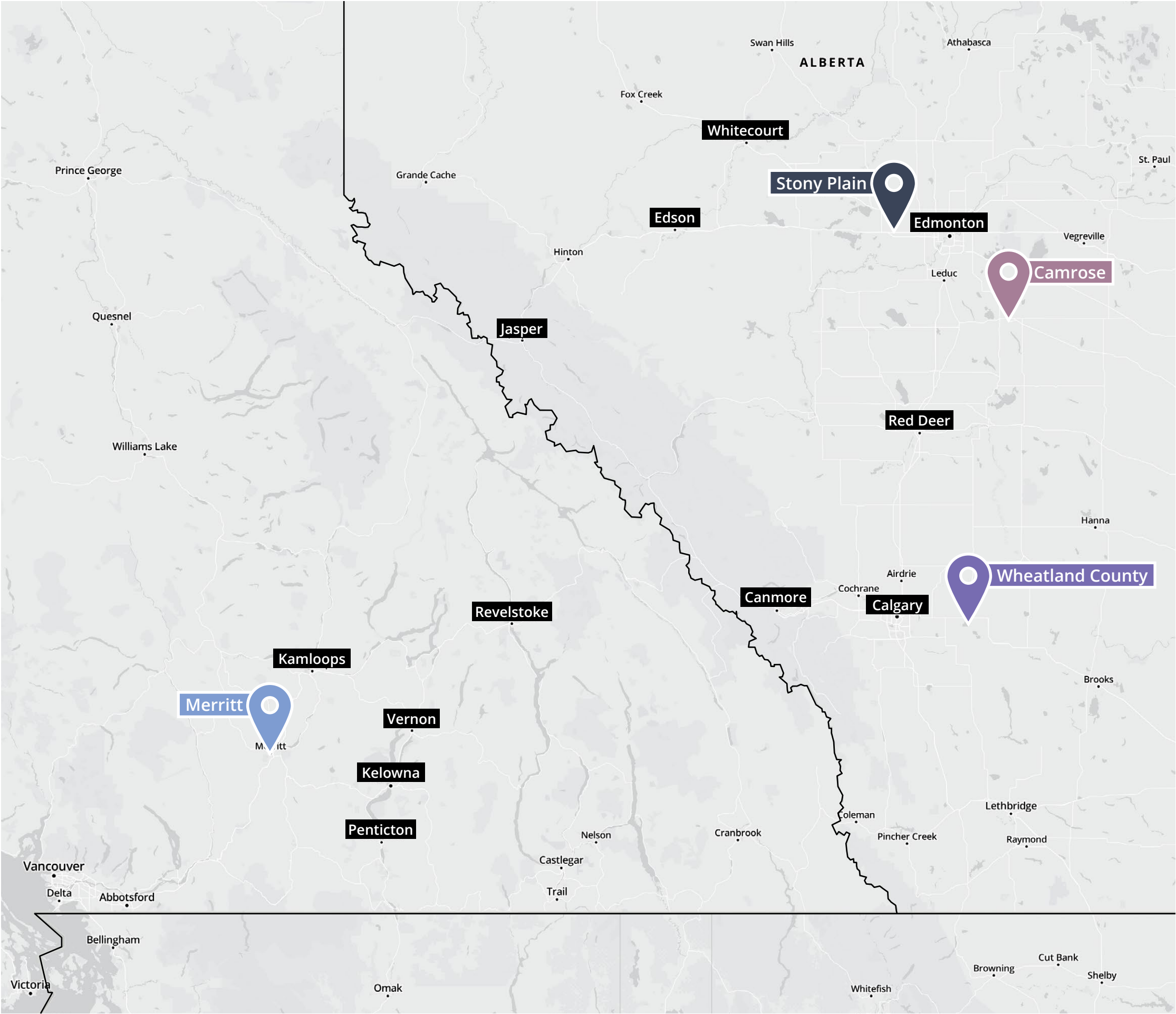
Drive times

STONY PLAIN
20 minutes to Edmonton
1 hour 28 minutes to Whitecourt
1 hour 38 minutes to Edson
1 hour 48 minutes to Red Deer

CAMROSE
49 minutes to Edmonton
1 hour 31 minutes to Red Deer
2 hours 43 minutes to Whitecourt
2 hours 33 minutes to Calgary

WHEATLAND COUNTY
18 minutes to Calgary
1 hour 28 minutes to Canmore
1 hour 39 minutes to Red Deer
2 hours 47 minutes to Edmonton

MERRITT
55 minutes to Kamloops
1 hour 21 minutes to Kelowna
1 hour 38 minutes to Penticton
2 hours 11 minutes to Vernon



STONY PLAIN

PROPERTY SUMMARY

MUNICIPAL ADDRESS
4101 - 49 Avenue, Stony Plain, AB

LEGAL DESCRIPTION
Plan 1525330; Block 2; Lot 8

YEAR BUILT
2017

SITE SIZE
1.38 acres

GROSS BUILDING AREA
10,152 sf

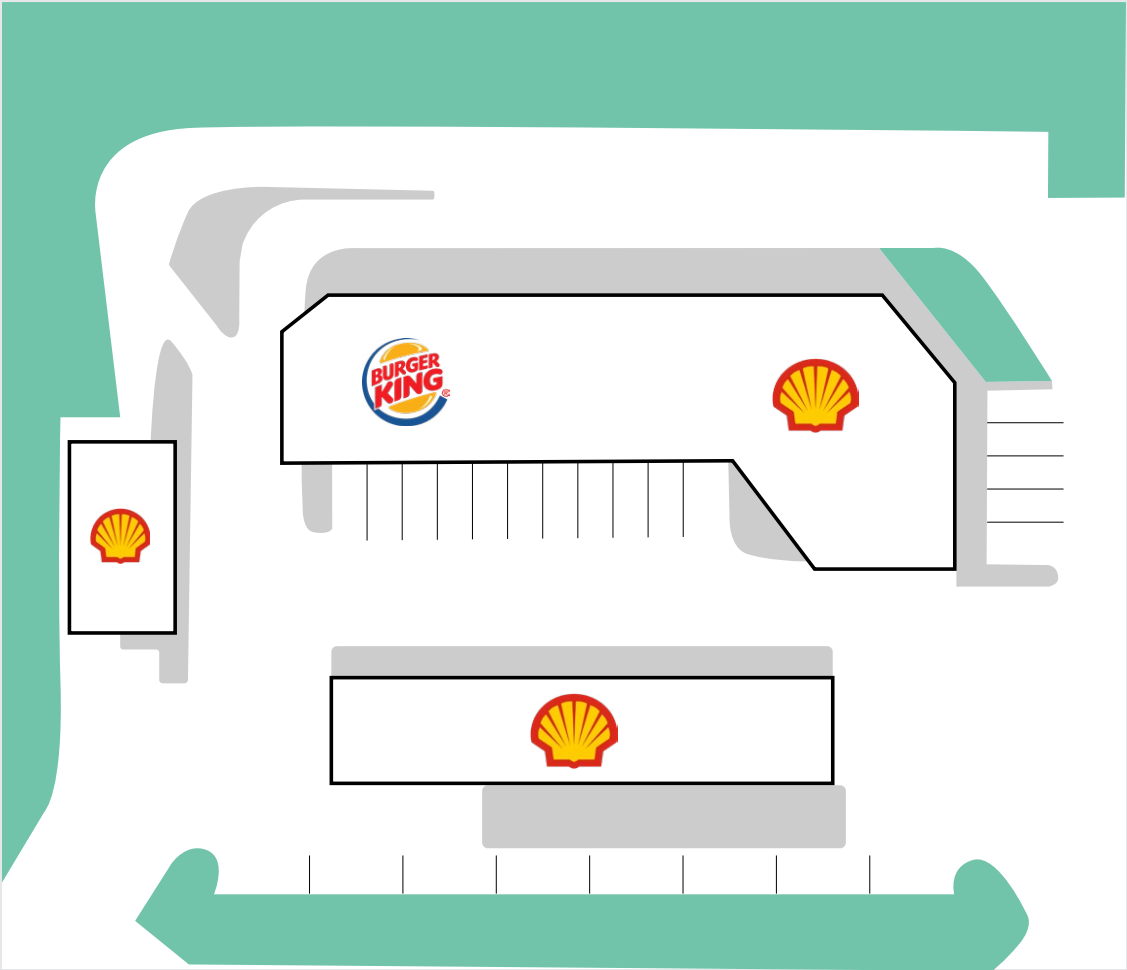
TOTAL LEASABLE AREA
10,152 sf

LAND USE
C2 - Commercial Corridor

PREVIOUS FUEL BANNER
Shell

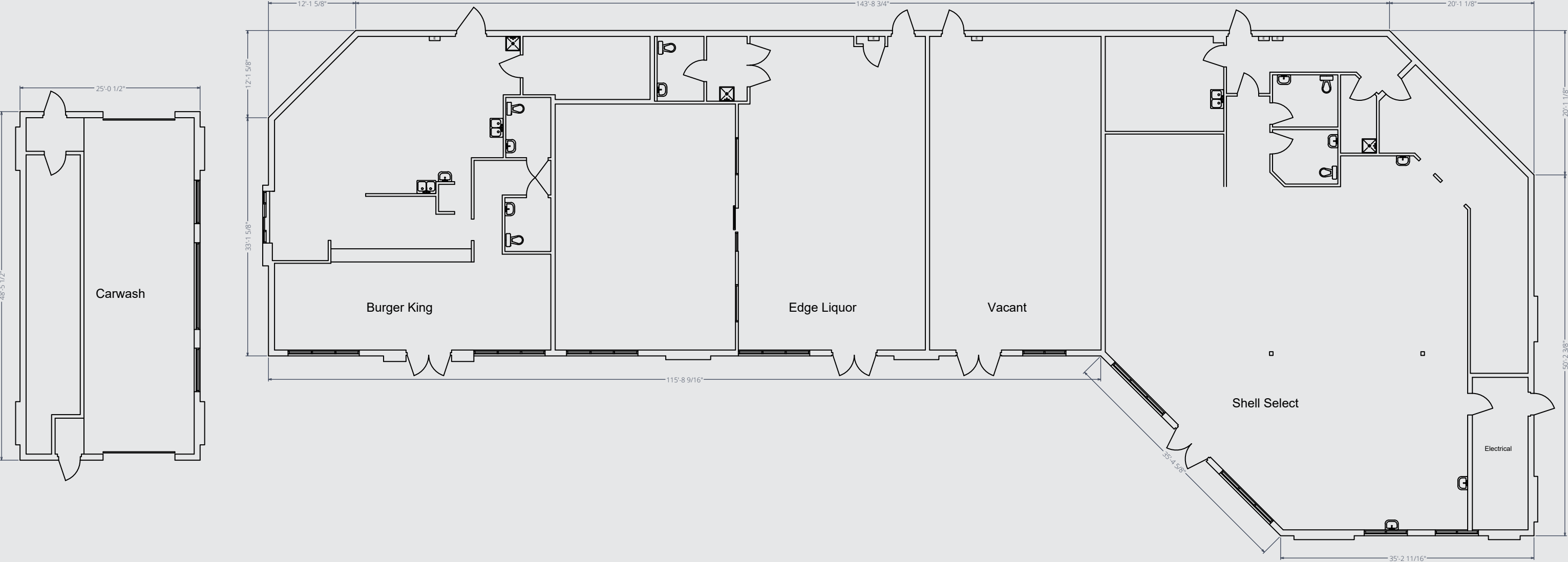
FORMER TENANTS
Burger King, Firestone Pizza

TAX LEVY (2025)
\$47,166.14



STONY PLAIN

FLOOR PLAN



STONY PLAIN

LOCATION SUMMARY

Stony Plain is a vibrant town located just west of Edmonton, Alberta. Known for its rich cultural heritage, murals, and small-town charm, Stony Plain offers residents and visitors a blend of urban convenience and rural tranquility. The town has a strong agricultural background but has increasingly diversified into sectors like retail, construction, and professional services. With a growing population and close proximity to the Edmonton Metropolitan Region, Stony Plain continues to attract families, businesses, and investors looking for balanced growth in a connected yet peaceful setting.

Trade demographics

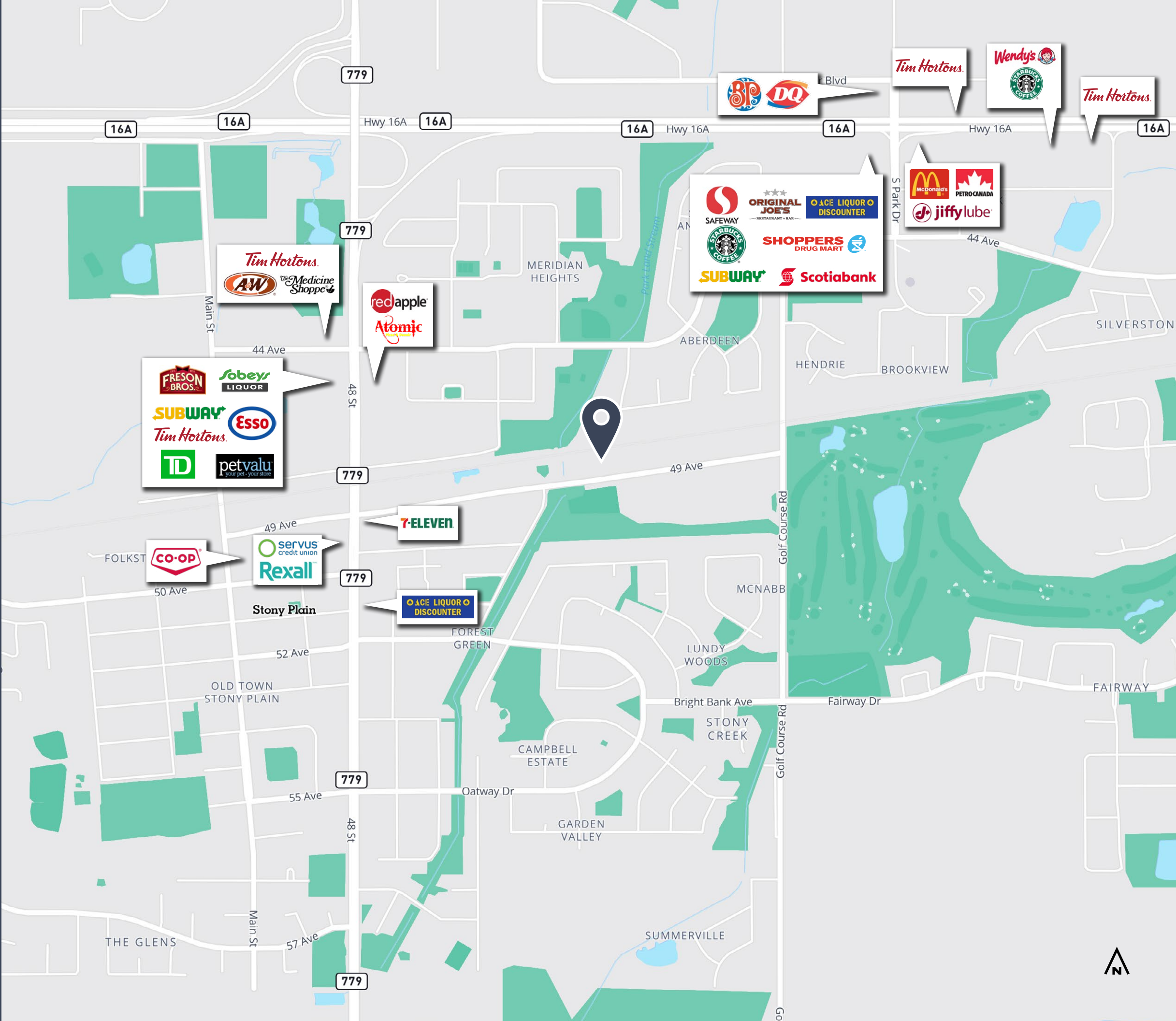
 **512,059**
Population

 **15.20%**
Population growth

 **188,735**
Households

 **\$153,607**
Average household income

 **38.9**
Median Age



CAMROSE

PROPERTY SUMMARY

MUNICIPAL ADDRESS
5709 - 48 Avenue, Camrose, AB

LEGAL DESCRIPTION
Plan 2968MC; Block 1; Lot 11-13

YEAR BUILT
2020

SITE SIZE
1.29 acres

GROSS BUILDING AREA
11,013 sf

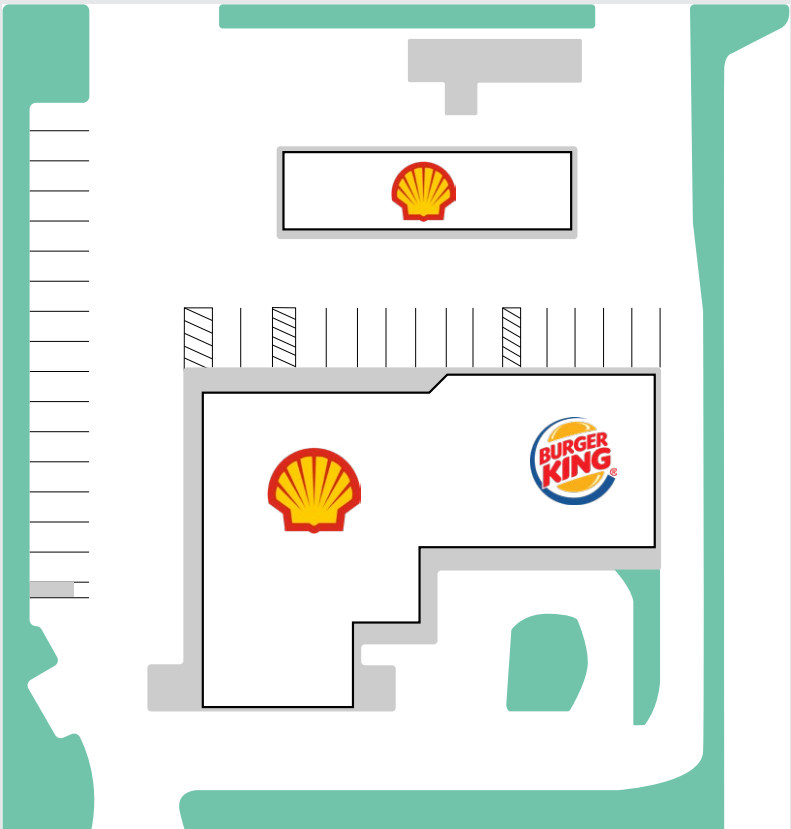
TOTAL LEASABLE AREA
11,013 sf

LAND USE
C2 - Commercial Corridor

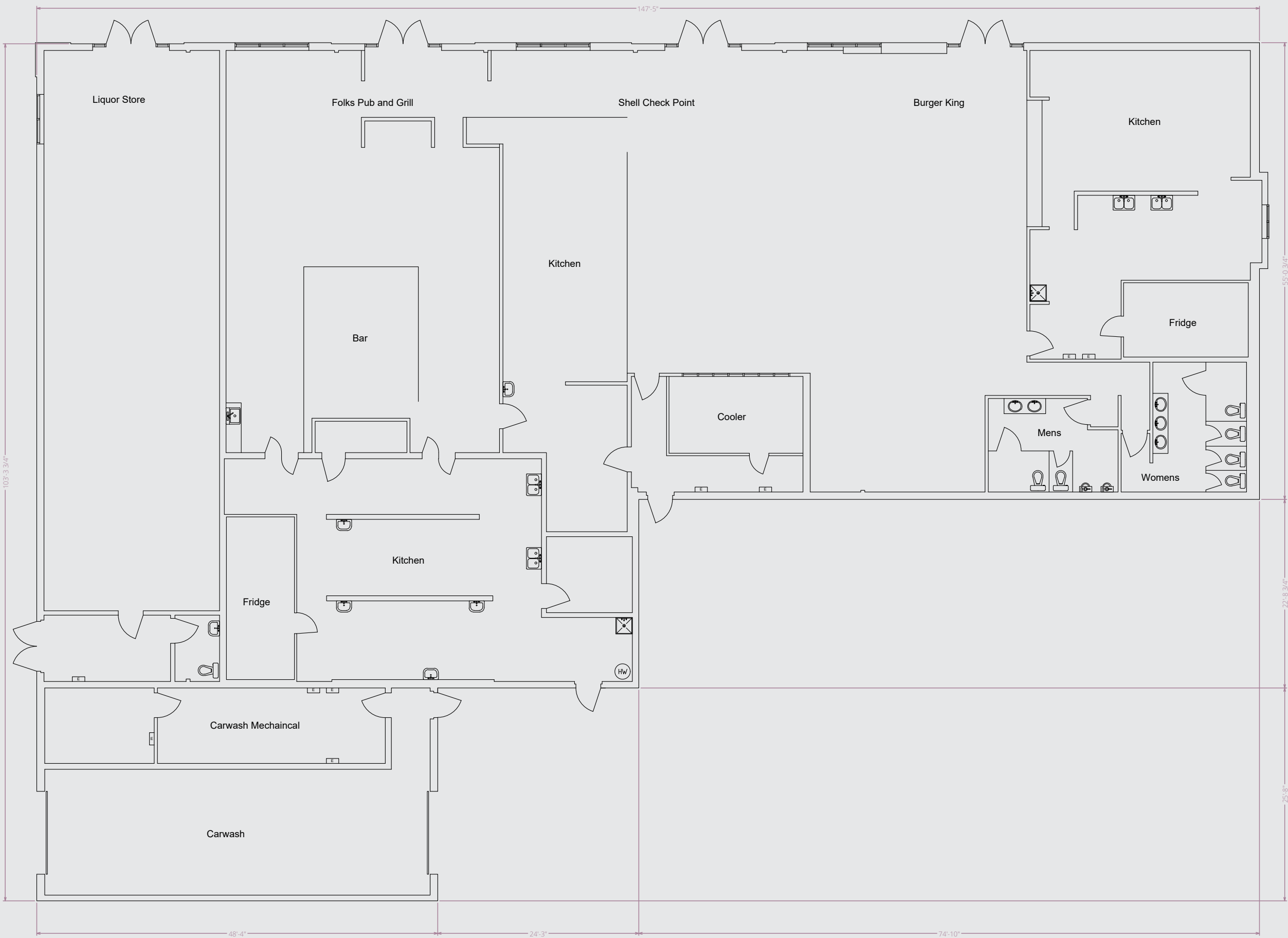
PREVIOUS FUEL BANNER
Shell

FORMER TENANTS
Burger King, Roaster Barn,
Folks Bar & Eatery

TAX LEVY (2025)
\$78,981



CAMROSE
FLOOR PLAN



CAMROSE

LOCATION SUMMARY

Camrose is a dynamic city in central Alberta, serving as a key regional center for the surrounding rural communities. Known for its historic downtown, strong arts and cultural scene, and the University of Alberta’s Augustana Campus, Camrose offers a unique mix of education, healthcare, and agricultural economic drivers. The city has seen consistent growth due to its quality of life, expanding services, and strategic location. With ongoing investments in infrastructure and community amenities, Camrose is well-positioned for continued economic and population growth.

Trade demographics

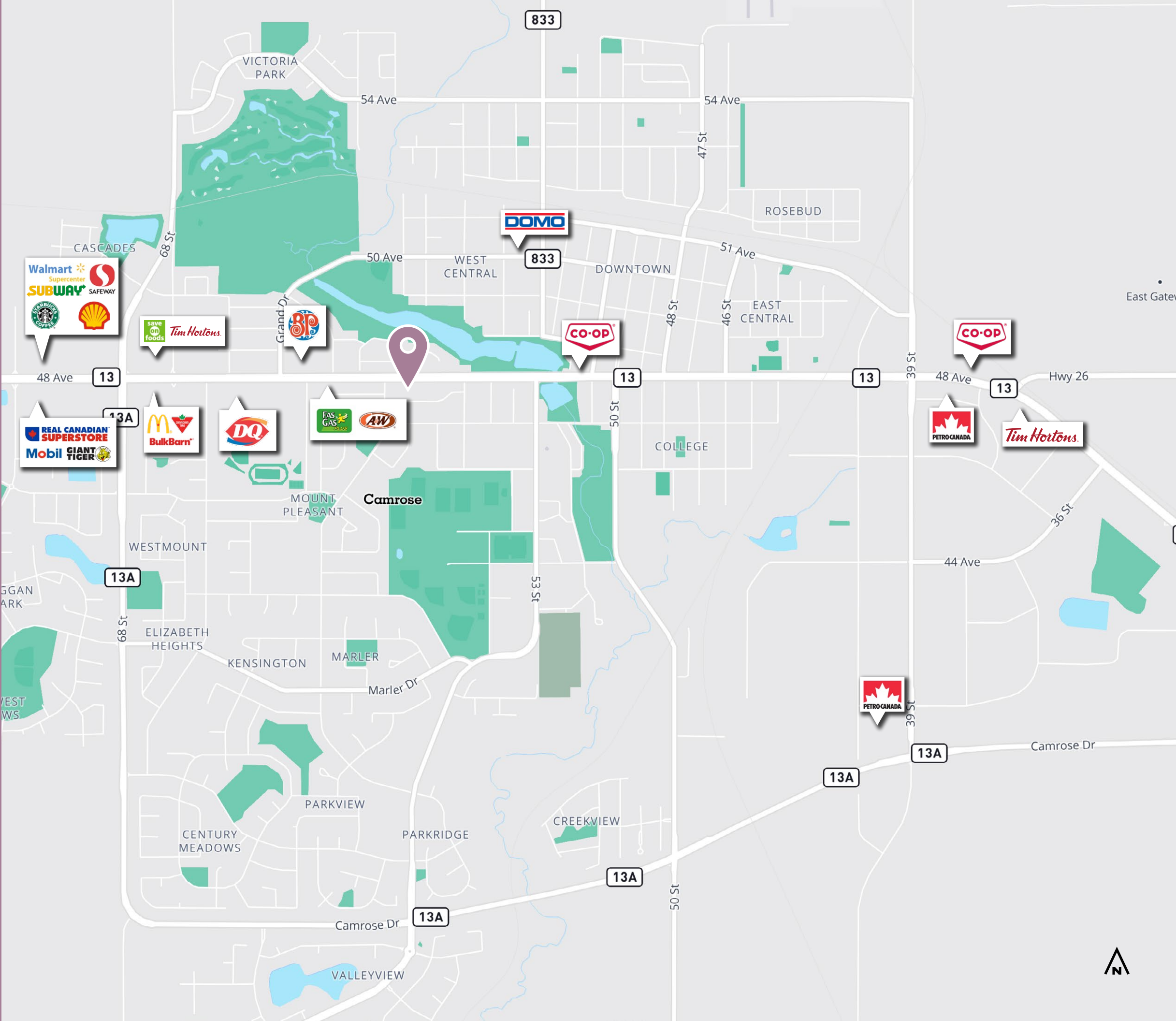
 **29,465**
Population

 **2.50%**
Population growth

 **12,486**
Households

 **\$95,269**
Average household income

 **42.5**
Median Age



WHEATLAND

PROPERTY SUMMARY

MUNICIPAL ADDRESS
6 Durum Drive, Wheatland County, AB

LEGAL DESCRIPTION
Plan 1011307; Block 1; Lot 2

YEAR BUILT
2022

SITE SIZE
4.30 acres

GROSS BUILDING AREA
Main: 11,234 sf
Mezzanine: 3,968 sf
Total: 15,202 sf

TOTAL LEASABLE AREA
Main: 10,687 sf
Mezzanine: 3,394 sf
Total: 14,081 sf

LAND USE
CH - Commercial Highway

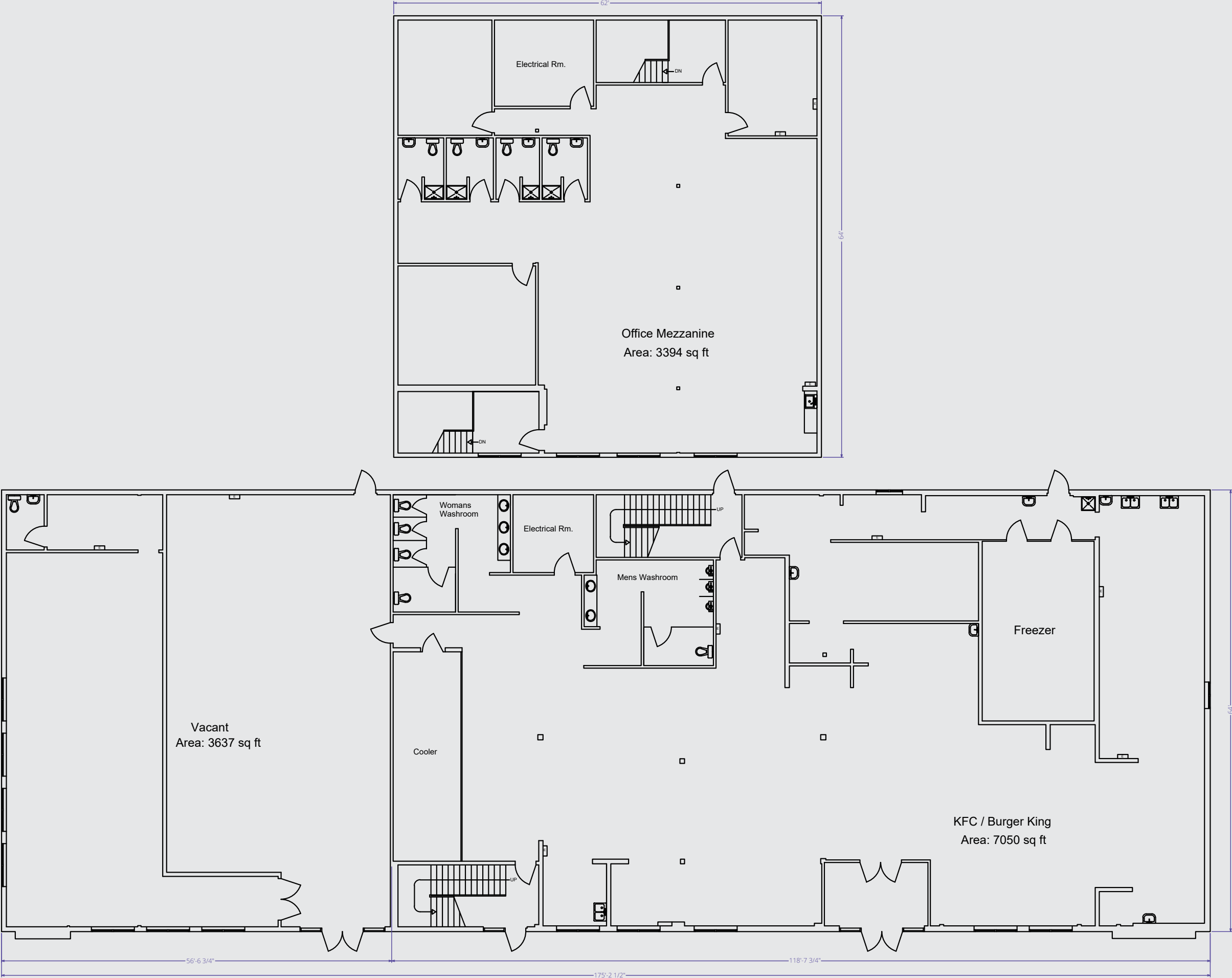
PREVIOUS FUEL BANNER
Esso

FORMER TENANTS
KFC, Burger King

TAX LEVY (2025)
\$83,139



WHEATLAND
FLOOR PLAN




WHEATLAND

LOCATION SUMMARY

Wheatland County is a diverse rural municipality located just east of Calgary, Alberta. It boasts a robust agricultural base, with fertile land supporting grain and livestock operations. In recent years, Wheatland has emerged as a strategic location for industrial development, renewable energy projects, and logistics hubs due to its land availability and proximity to major transportation routes. The County has actively pursued economic diversification, supporting business-friendly policies and infrastructure investment while preserving its strong rural roots and tight-knit communities.

Trade demographics

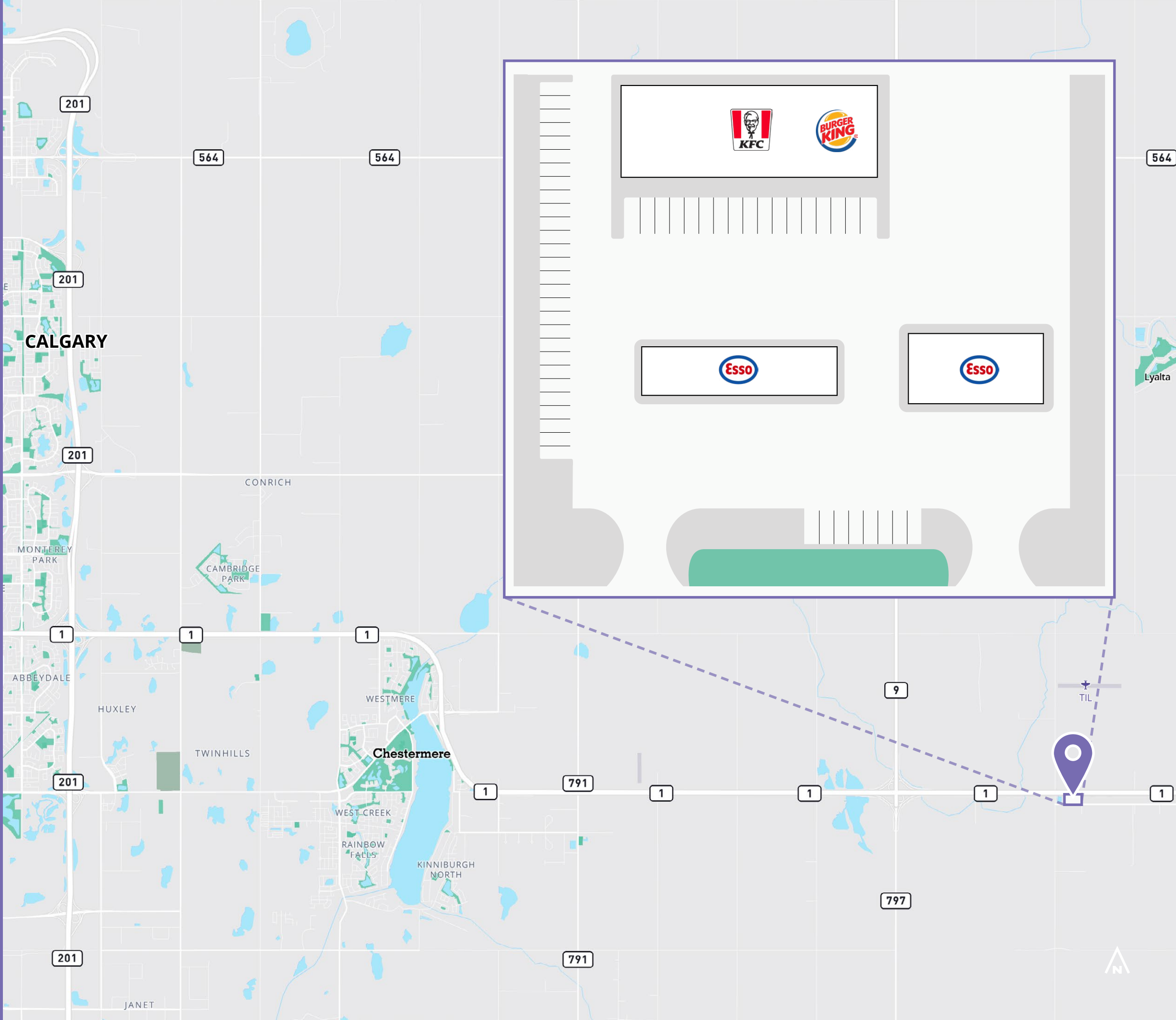
 **543,387**
Population

 **7.60%**
Population growth

 **186,152**
Households

 **\$122,478**
Average household income

 **37.2**
Median Age



MERRITT

PROPERTY SUMMARY

MUNICIPAL ADDRESS

3999 Airport Road, Merritt, BC

LEGAL DESCRIPTION

Lot 1 Section 23 Township 91 Kamloops
Division Yale District Plan KAP92018

YEAR BUILT

2002

SITE SIZE

4.52 acres

GROSS BUILDING AREA

Main: 10,799 sf
Mezzanine: 5,436 sf
Total: 16,235 sf

TOTAL LEASABLE AREA

Main: 3,945 sf
Mezzanine: 5,098 sf
Total: 9,043 sf

LAND USE

C7 - Service Commercial

PREVIOUS FUEL BANNER

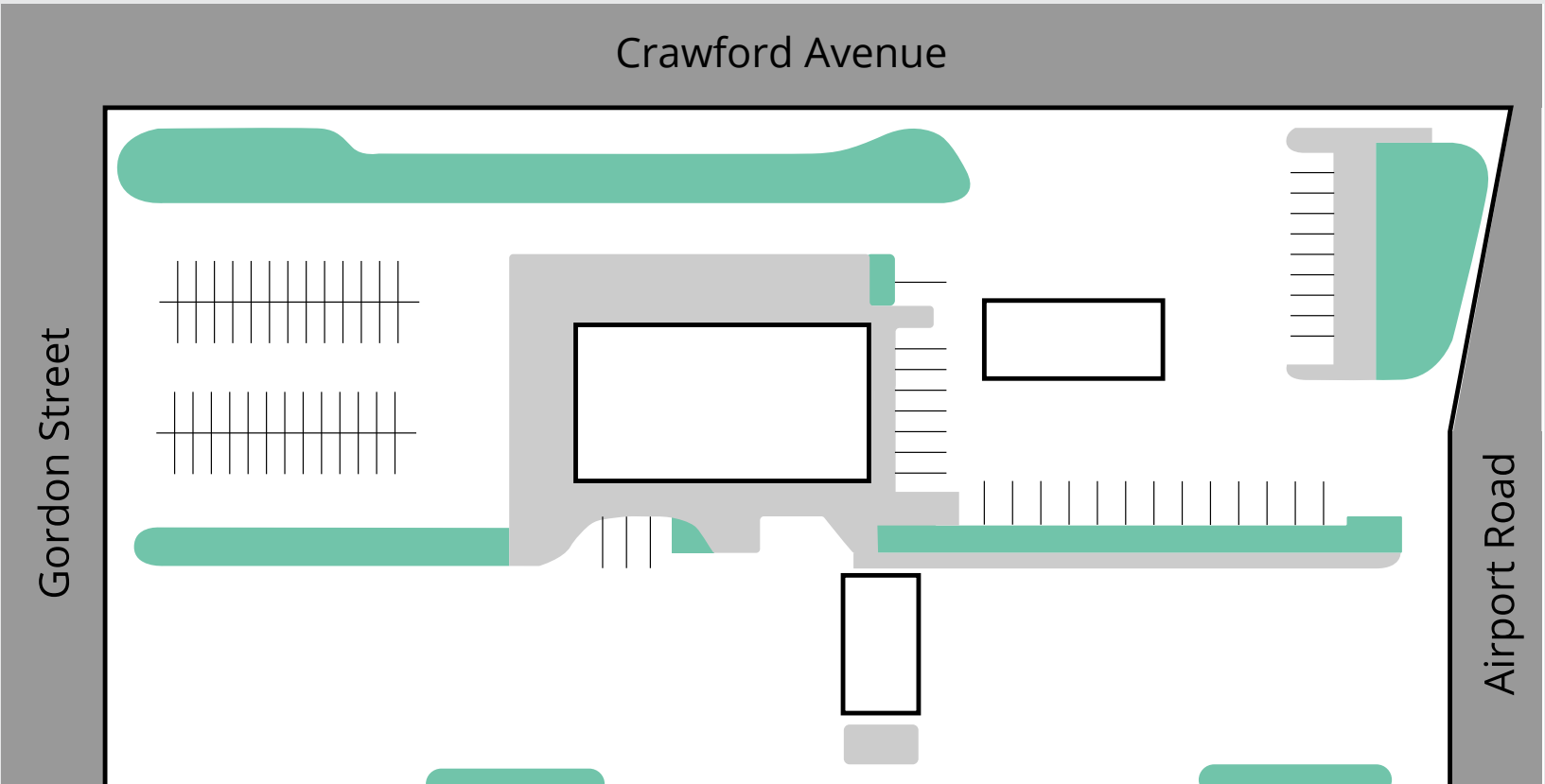
Esso

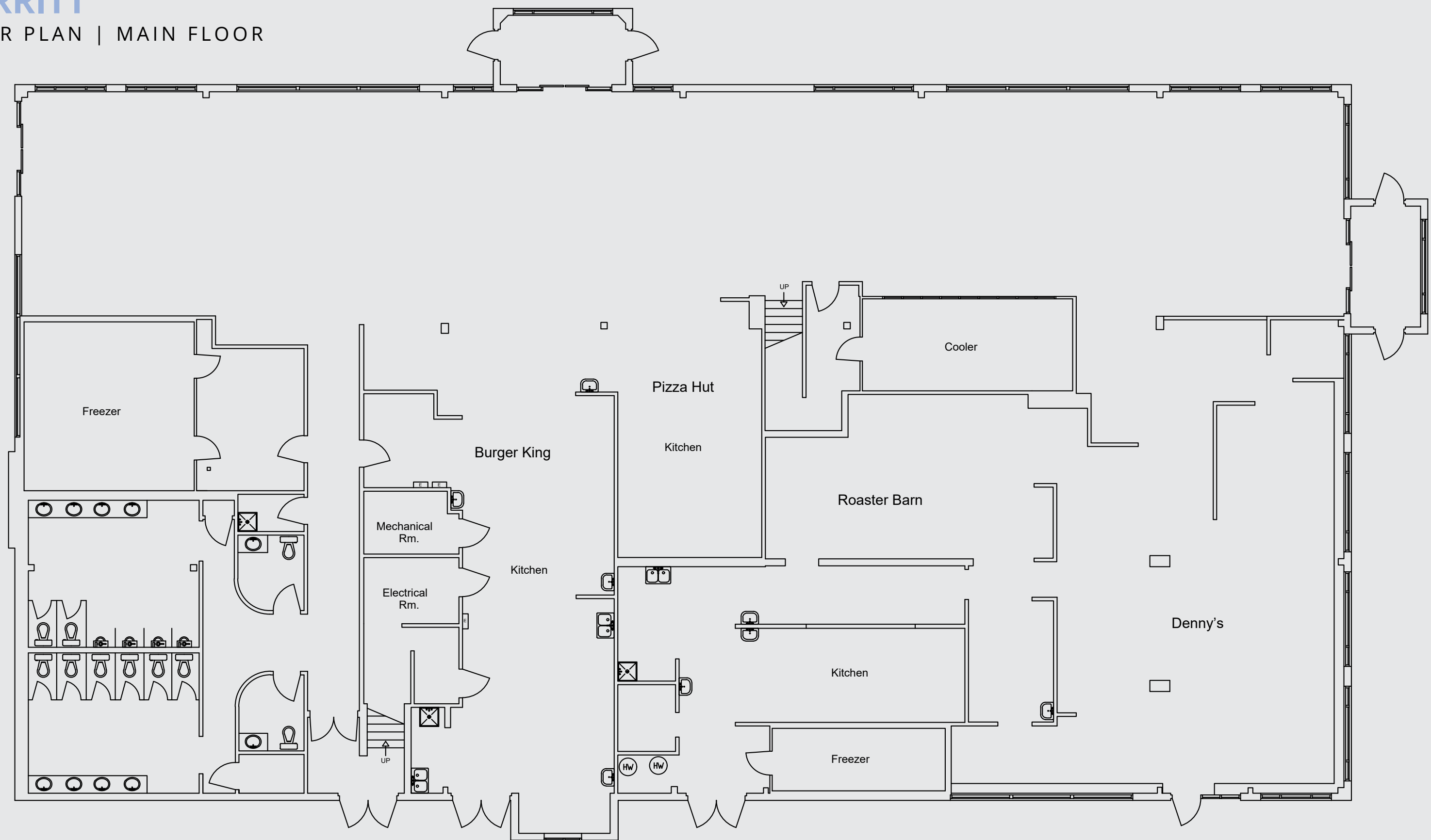
FORMER TENANTS

Pizza Hut, Burger King, Denny's

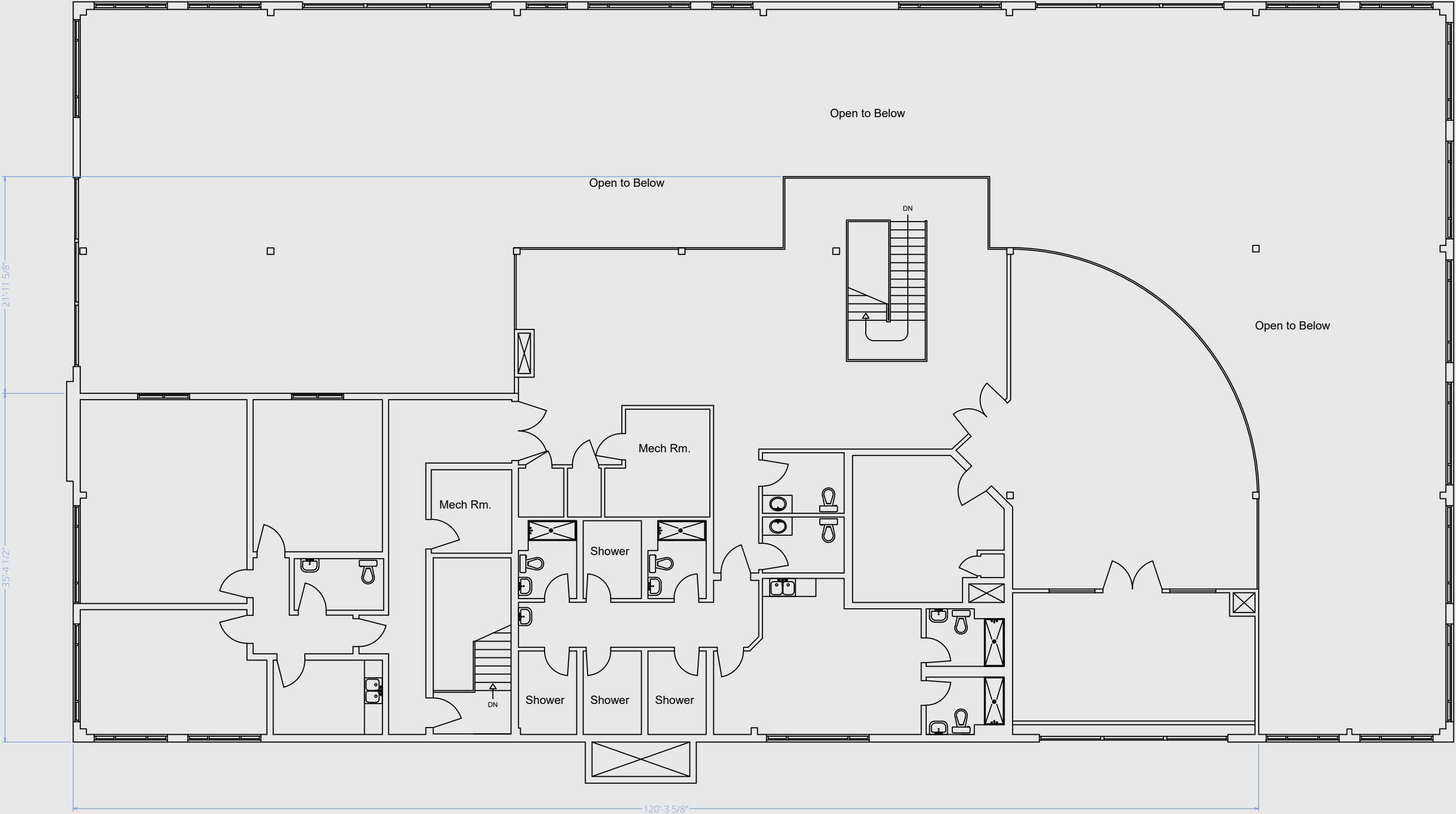
TAX LEVY (2024)

\$75,812





MERRITT
FLOOR PLAN | SECOND FLOOR



MERRITT

LOCATION SUMMARY

Merritt is a growing community nestled in the Nicola Valley in south-central British Columbia. Strategically located at the junction of major highways, it serves as a key regional hub connecting the Lower Mainland, Okanagan, and the Thompson-Nicola regions. Traditionally, Merritt's economy has been driven by forestry, agriculture, and mining. In recent years, the city has been working to diversify its economic base, with a growing focus on tourism, transportation, and clean energy. Surrounded by natural beauty and known for its country music roots, Merritt continues to attract both residents and businesses seeking opportunity and lifestyle balance.

Trade demographics

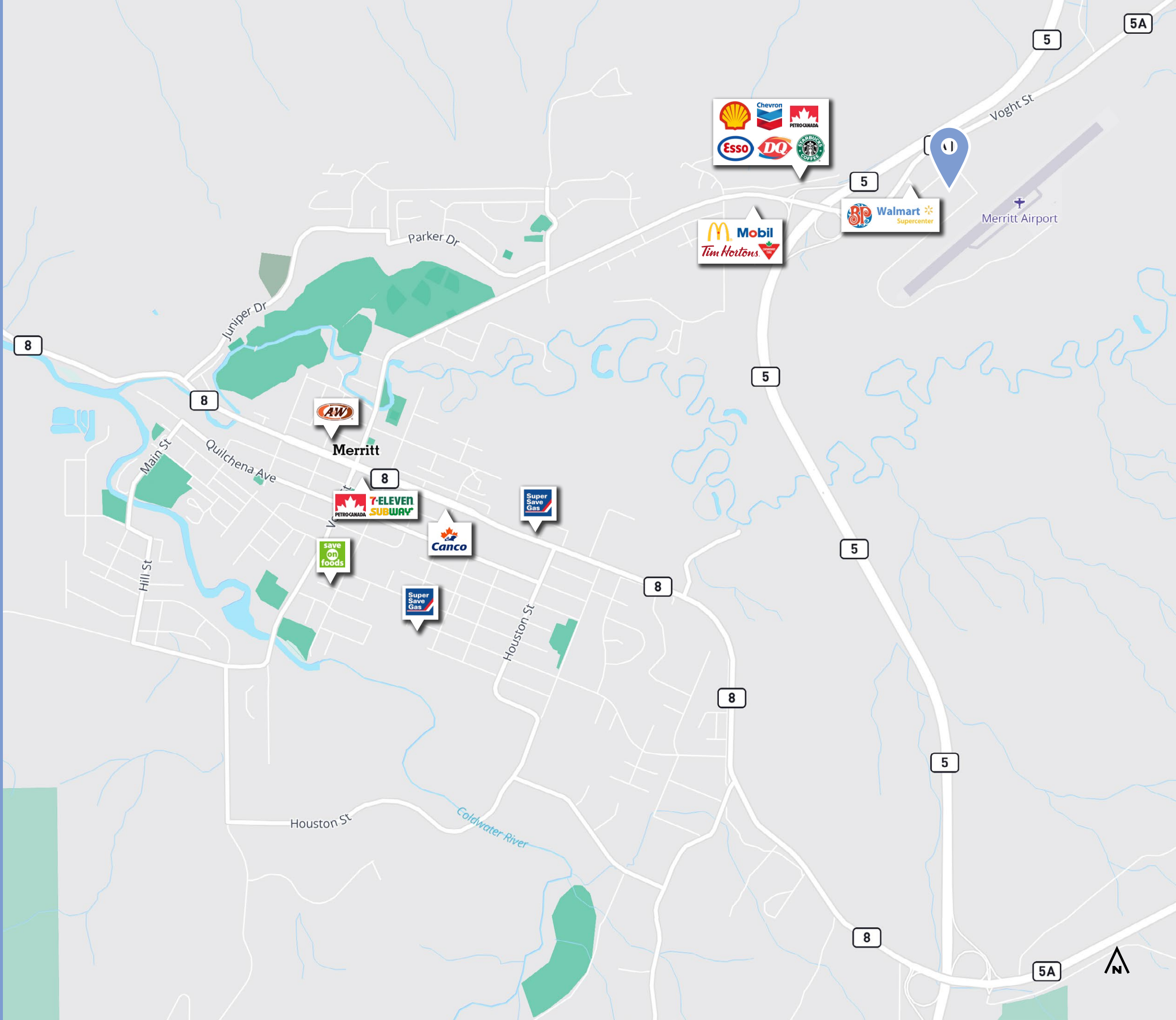
 **11,365**
Population

 **2.80%**
Population growth

 **4,503**
Households

 **\$99,622**
Average household income

 **46.9**
Median Age





AVISON
YOUNG

Stony Plain, Camrose, Wheatland & Merritt Travel Centres

Get in touch

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