

**The Entrusted Group of Keller  
Williams**

## **COMMERCIAL REAL ESTATE LISTING**



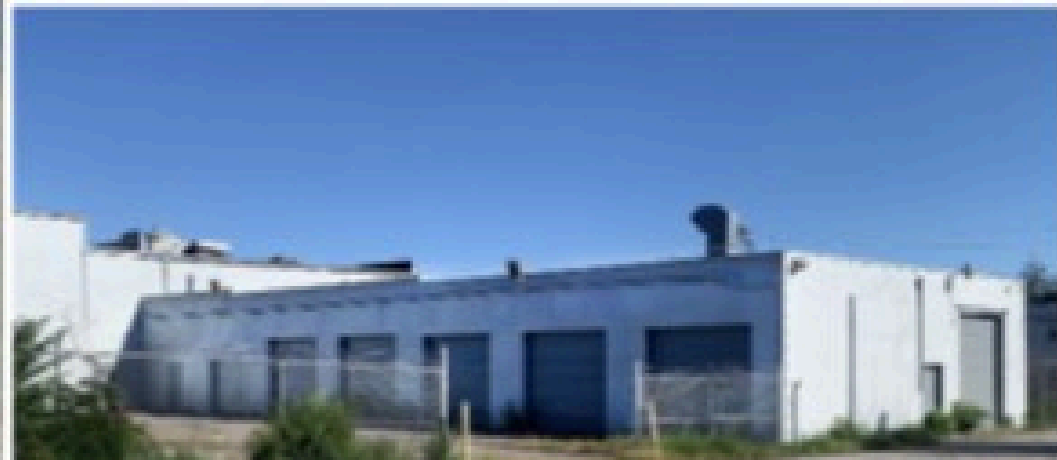
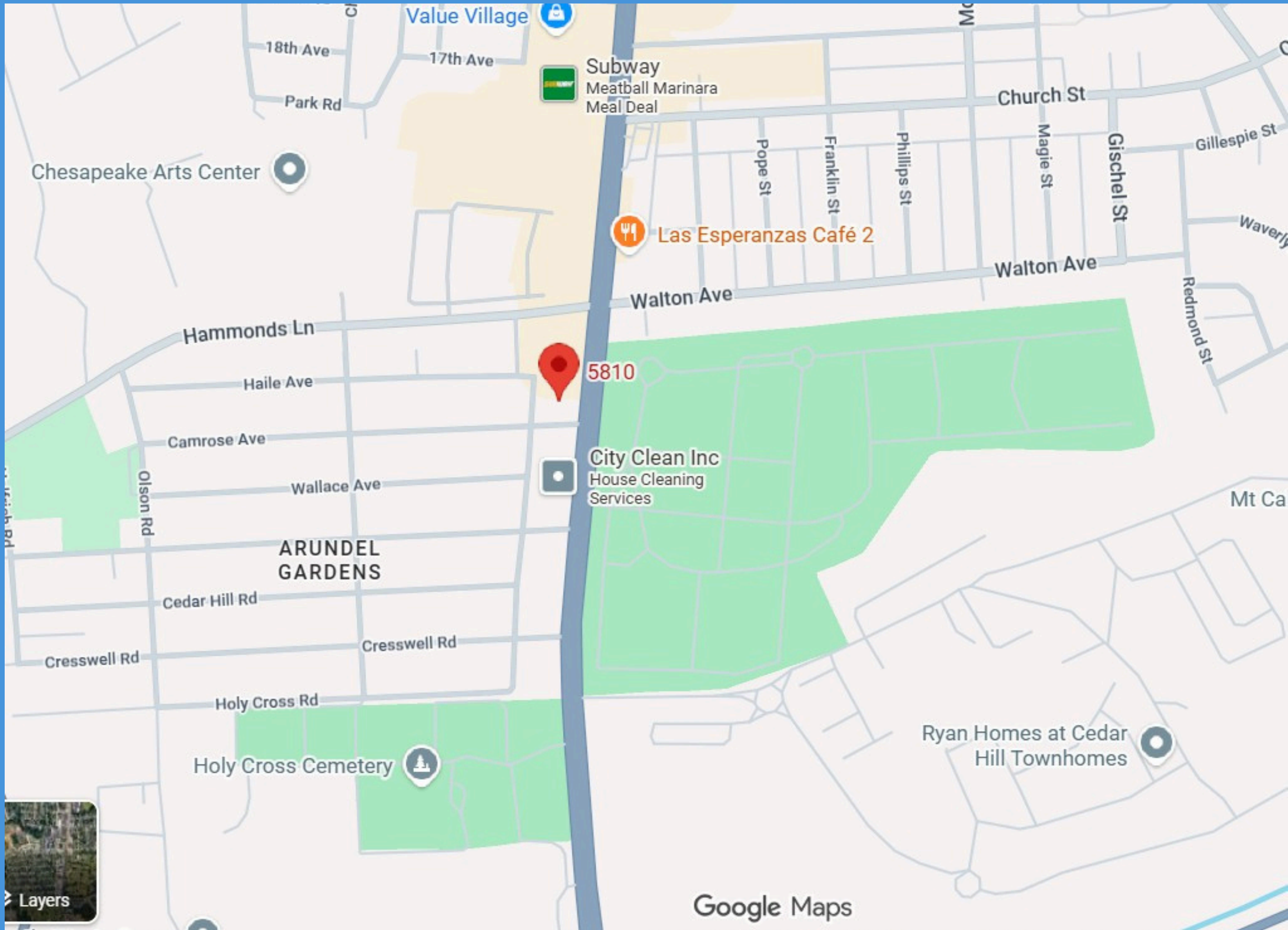
[www.theentrustedgroup.kw.com](http://www.theentrustedgroup.kw.com)



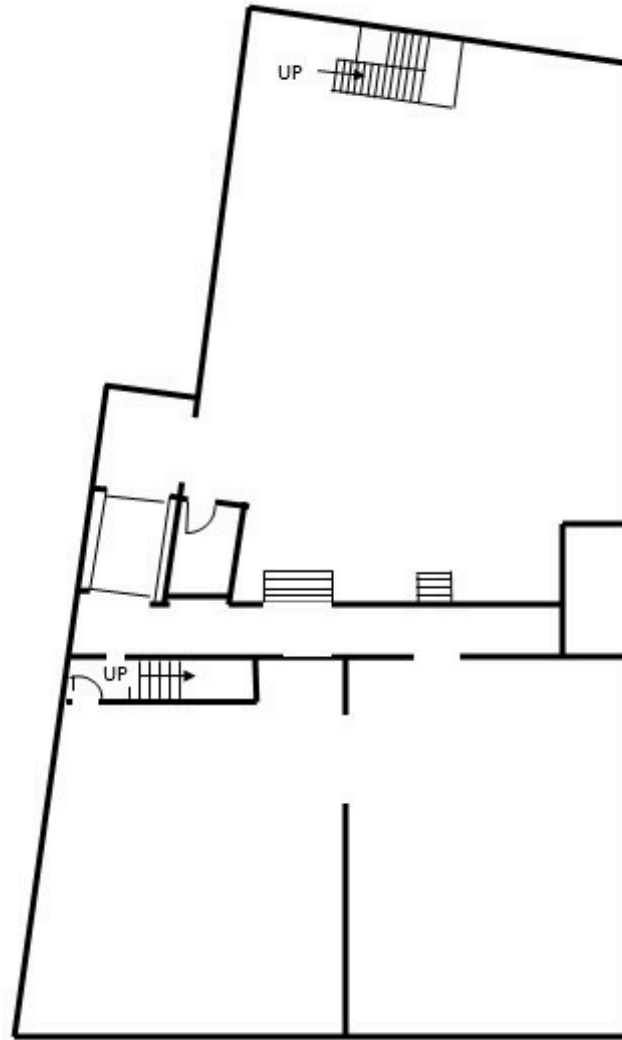
**2025**

5810 Ritchie Highway (including 5808–5812 Ritchie Highway and the adjoining Camrose Avenue parcel) is an amazing opportunity that doesn't come along very often in AA County. This sales offers a prime commercial opportunity spanning two tax parcels, totaling .996 acres with over 28,000 SF of gross building area. Formerly home to Cycle World motorcycle dealership and a motel, the property sits in a C-4 zoning district, allowing a broad range of high-intensity commercial uses. The front parcels (5808–5812 Ritchie Hwy) feature: (1) Two curb cuts directly on Ritchie Highway; (2) A dedicated turn lane at Camrose Avenue (3) Shared access to Hammonds Lane (4) Exceptional visibility with 38,570 vehicles per day (AADT) The rear parcel (0.323 acre) fronts Camrose Avenue and Lendura Road, offering additional access, flexibility, and potential for integrated or phased development. This sale represents a rare chance to acquire a high-exposure, highly accessible commercial site suitable for a wide spectrum of uses. Whether you plan to renovate or reposition the existing improvements or pursue a ground-up redevelopment, the location provides unmatched visibility, strong traffic flow, and excellent consumer access from the surrounding community. Seller would consider holding some owner financing with the right offer.

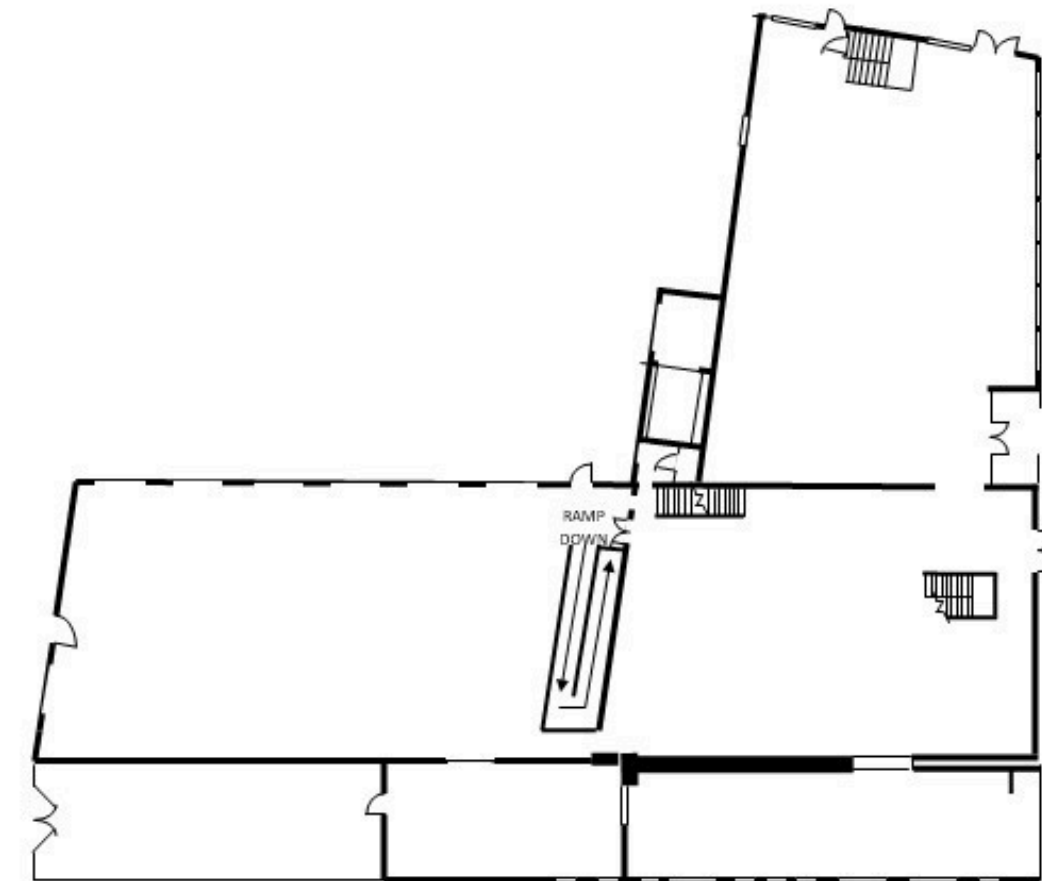
Property also available for lease.



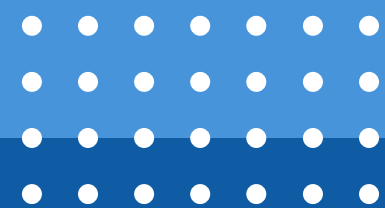
**BASEMENT: Approximately 7,494 SF**



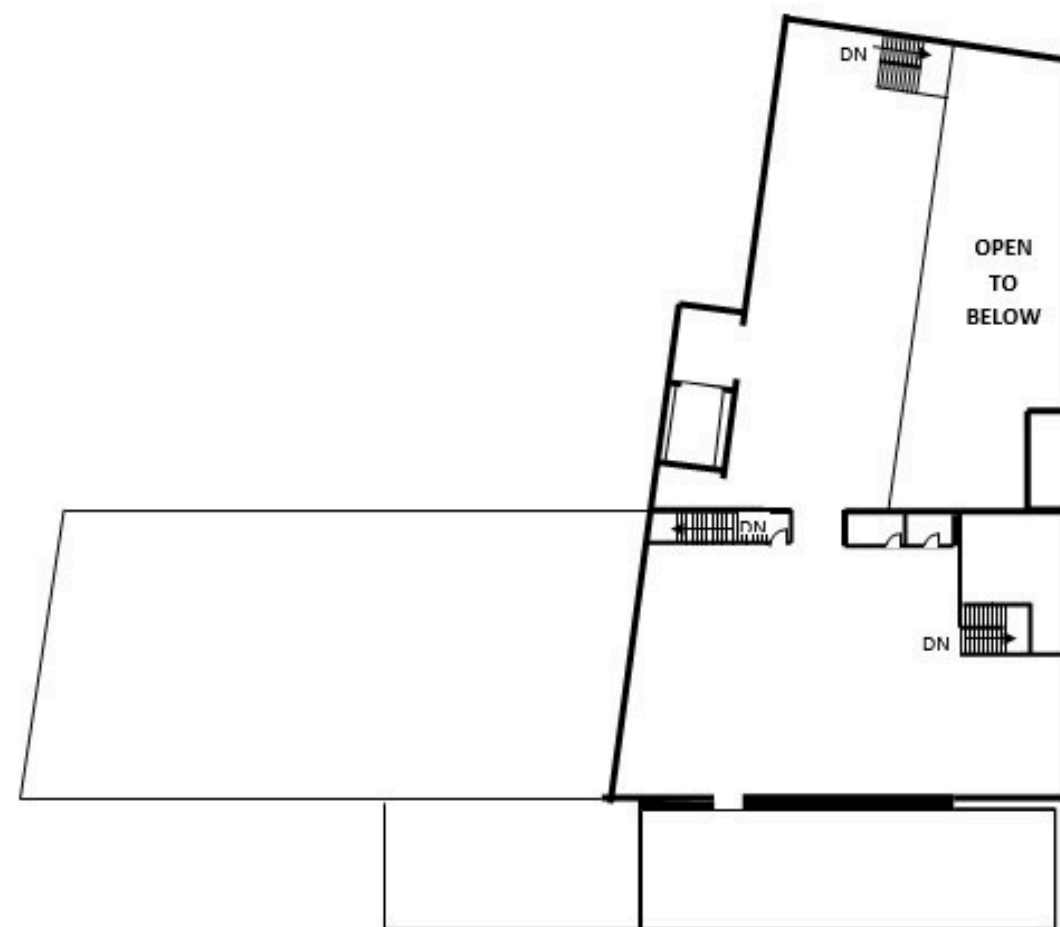
**FIRST FLOOR: Approximately 14,588 SF**







## SECOND FLOOR: Approximately 6,647 SF







Aerial Views





# Garage Bays - Rear of Building













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**THANK  
YOU**

## Contact Us

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