

**AVISON
YOUNG**

**ROYAL LEPAGE
METRO**

For Lease

**60%
LEASED**

Camrose Plaza

7 Mount Pleasant Drive
Camrose, AB

1,300 - 2,600 SF of
Premium Retail Space
Available



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Property details

ADDRESS

7 Mount Pleasant Drive, Camrose, AB

AVAILABLE

Unit 4-5 1,300 - 2,600 sf

OCCUPANCY

Immediate

LEASE RATE

Market

OPERATING COSTS

\$9 per square foot

ZONING

C2 Commercial Highway District

PARKING

13 parking stalls

Highlights



High-Traffic Location: Located at a signalized intersection with 20,000+ vehicles daily, offering excellent visibility.



Flexible Retail Units: 1,300-2,600 sf spaces available, ideal for various retail or service businesses.



On-Site Amenities: Includes a Fas Gas station, convenience store, and EV charging stations to boost foot traffic.

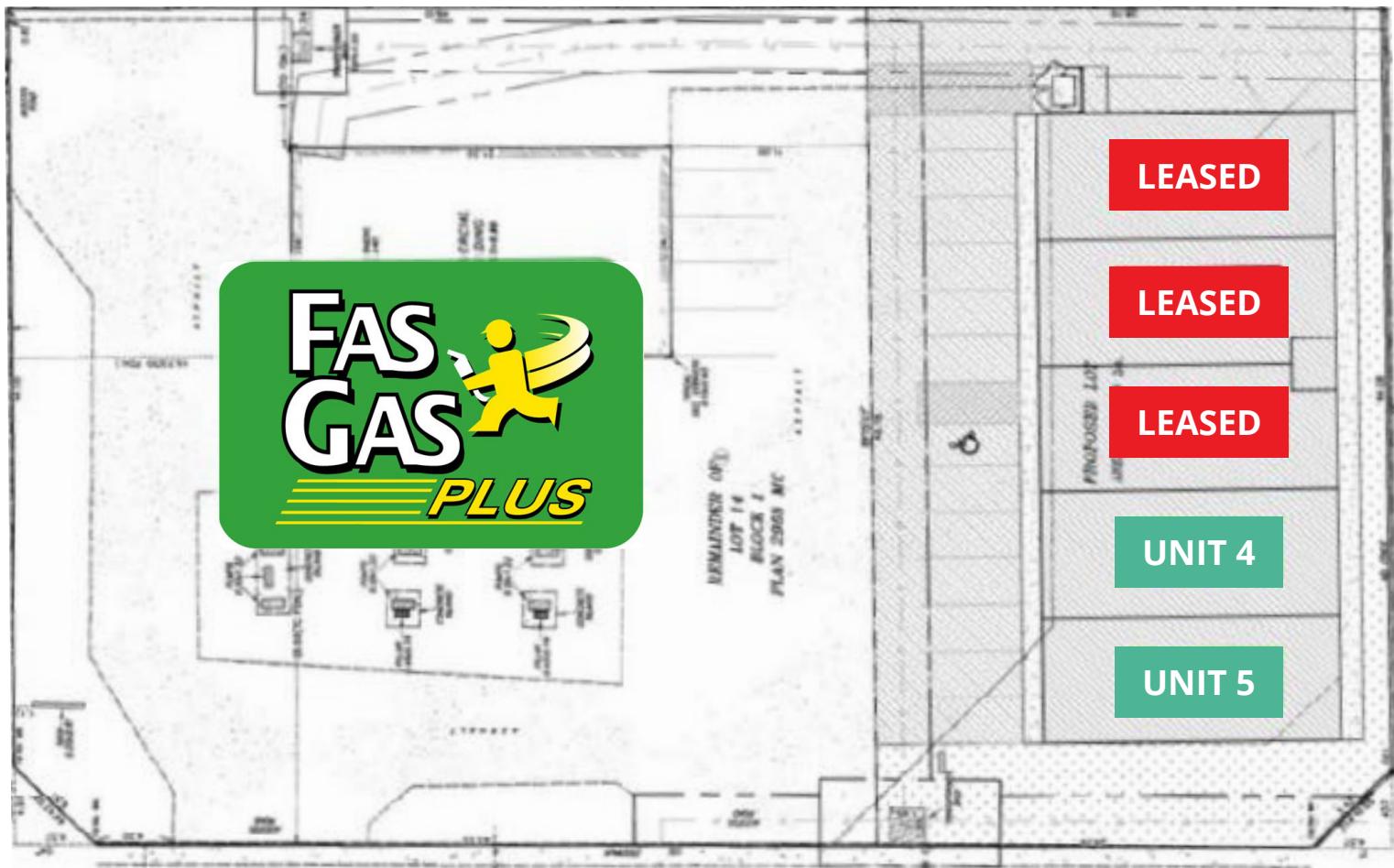


Modern Design & Zoning: Features premium finishes and C2 zoning, allowing a wide range of commercial uses.



Site plan

Available: 1,300 - 2,600 SF



\$65,000

Average household income



20,000+

Traffic Count



20,000±

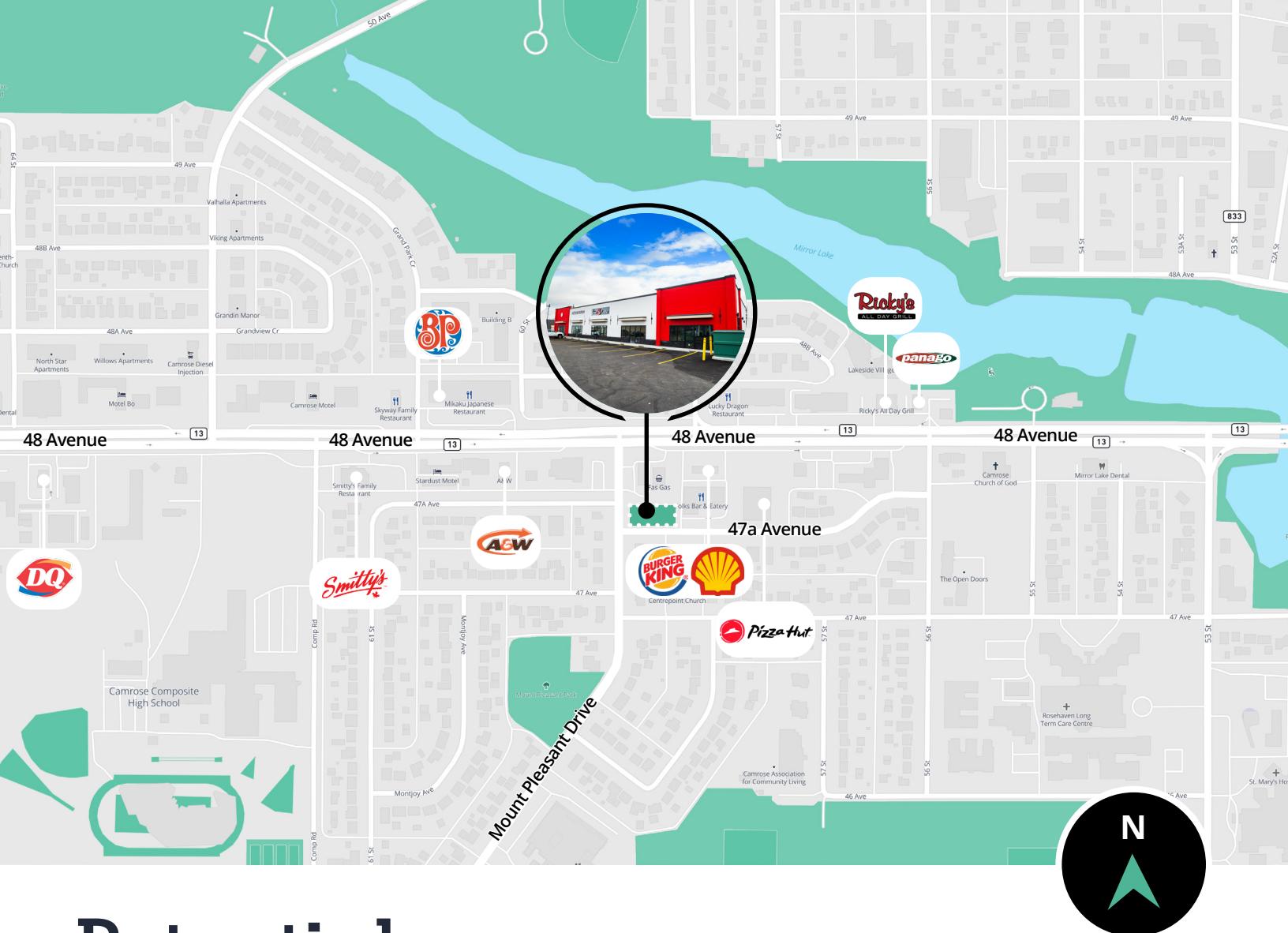
Population



8,500

Households





Potential uses

C2 Commercial Highway District

Permitted

Automotive Sales or
Rental Automotive
Service Bulk Fuel Depot
Bars and Pubs
Business Support Service
Casino Kennel
Commercial School
Drive-Through Business
Emergency Protective
Service Financial
Institution
Funeral Home
Government Service
Greenhouse and Market
Garden Health Facility,

- Minor
- Health Facility, Major
- Hotel
- Personal Service
- Pet Service
- Professional Services
- Recreation Facility,
- Indoor Restaurant
- Retail Store (Cannabis)
- Retail Store
(Convenience)
- Retail Store (General)
- Retail Store (Liquor)
- Specialty Food Service

Discretionary

Auction Facility
Bulk Fuel Depot
Contractor Service
Mini-Storage
Mobile/Modular Home Sales Equipment Sales,
Service and Rental Model Unit
Recreational Vehicle Sales and Service Specialized
Financial Institution* Warehouse



Get more info.

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