

**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.

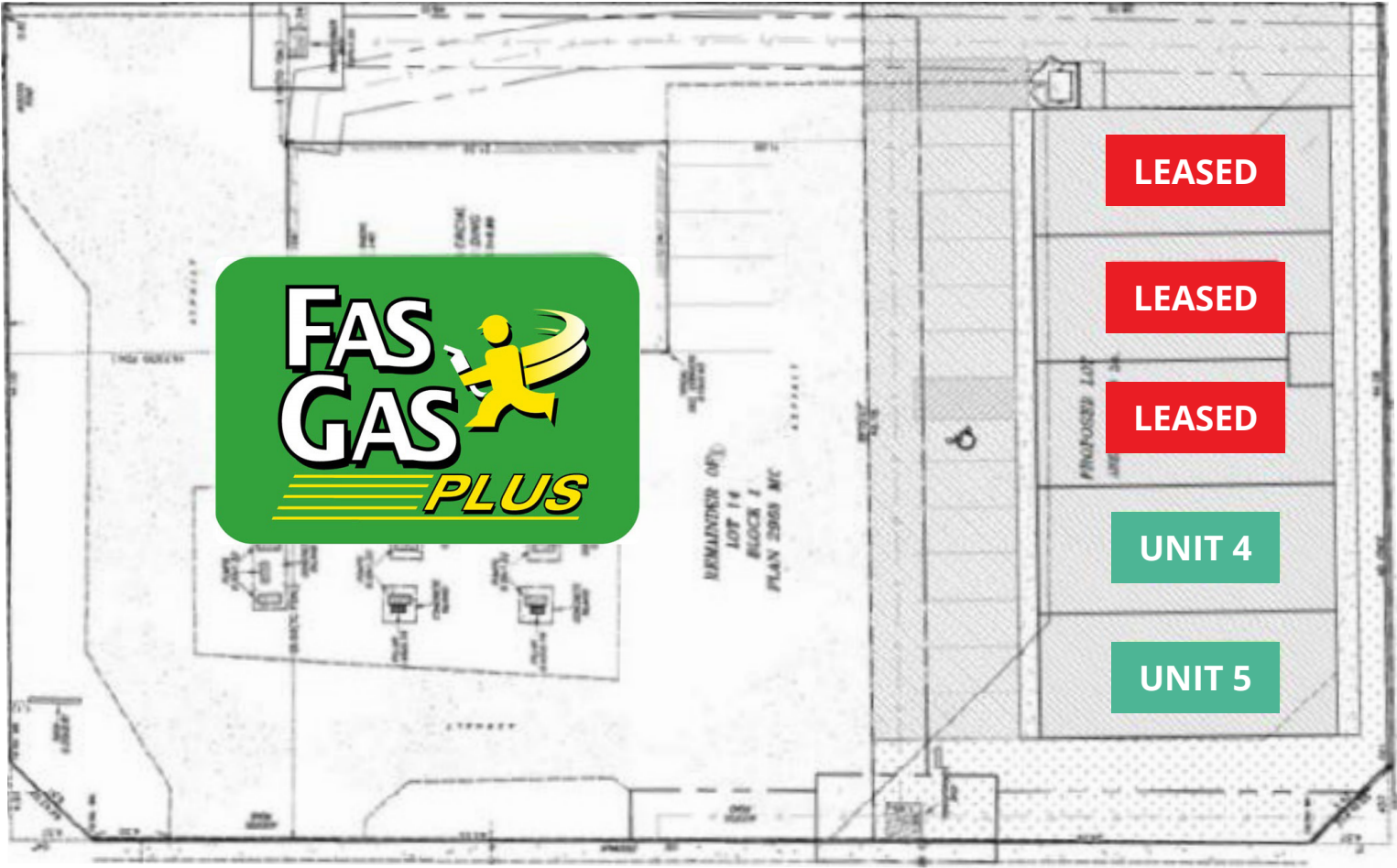


Modern Design & Zoning: Features premium finishes and C2 zoning, allowing a wide range of commercial uses.



Site plan

Available: 1,300 - 2,600 SF



\$65,000

Average household income



20,000+

Traffic Count



20,000±

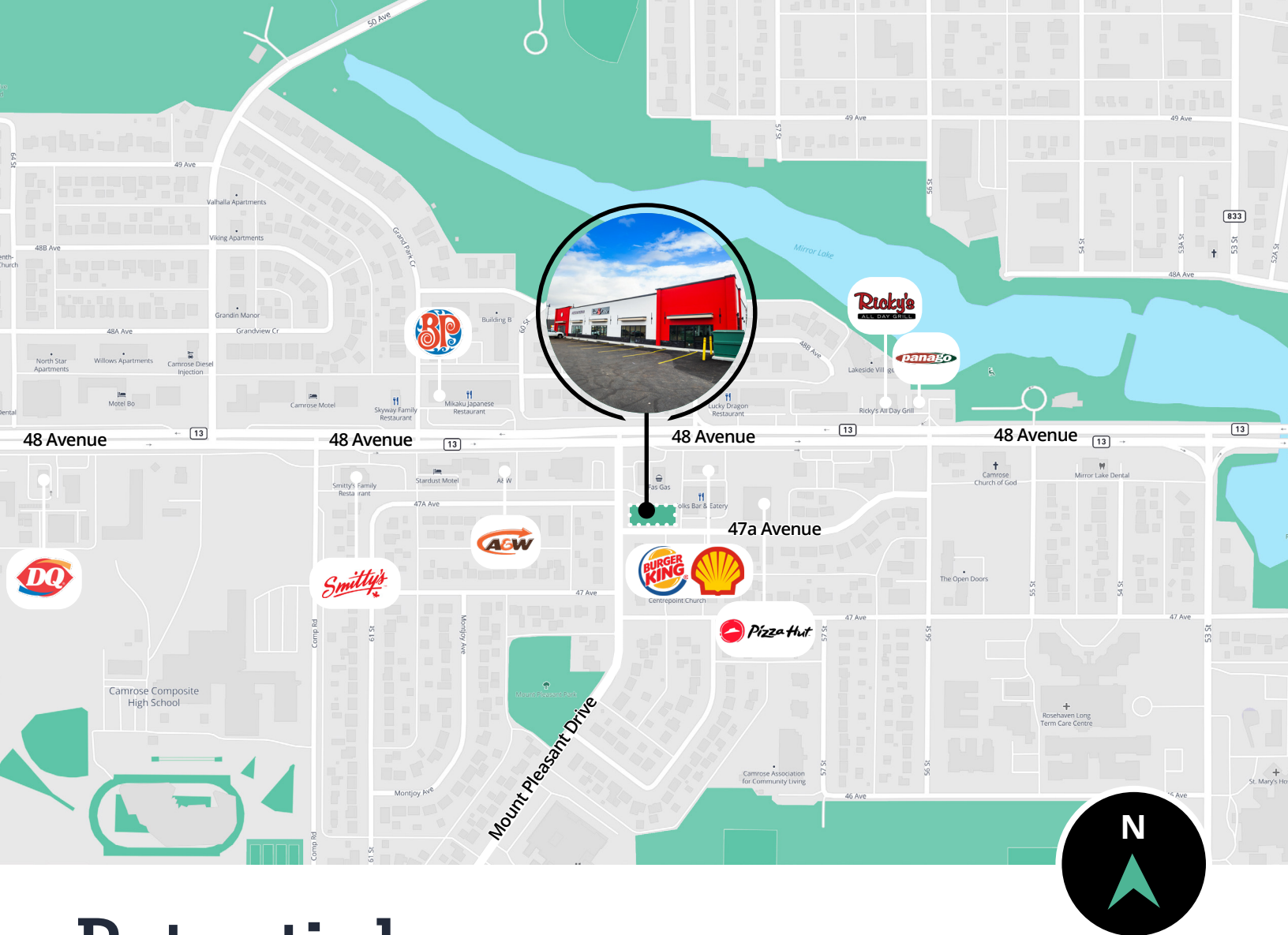
Population



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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