

For Sale



5004 48th Avenue

Camrose, AB



Commercial building directly off Highway 13, in the heart of Camrose

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Property Details

MUNICIPAL ADDRESS
5004 48 Avenue, Camrose, AB

SITE SIZE
12,527 sf (0.29 acres)

BUILDING SIZE
2,500 sf*
*To be confirmed by the Purchaser

LINC
0015-244-958

LEGAL DESCRIPTION
Plan RN28D Block 41 Lots 6 and 7
excepting thereout Plan 8721907

ZONING
C-1 (Central/Downtown Commercial District)

FINANCING
Clear Title

DELIVERY
Vacant, As-is

SALE PRICE
\$350,000

Opportunity

Tetra Realty Advisors is excited to introduce for sale, an outstanding standalone commercial subject property situated at the highly coveted intersection of Highway 13 (48th Avenue) and 50th Street in Camrose, Alberta. This subject property holds a premier position within the vibrant core of Camrose, presenting promising prospects for both investors and business owners.

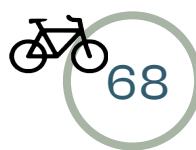
Benefiting from its strategic location, the Subject Property offers convenient accessibility to essential amenities, public transit routes, and prominent tourist attractions, thereby maximizing its appeal to prospective tenants and clientele. Furthermore, Camrose's continuous development and expansion pave the way for exciting possibilities in future growth and innovation within the local market.

Location

The prime corner of Highway 13 (48th Avenue) & 50th Street in Camrose, Alberta is at the heart of Camrose's central downtown commercial district. Ideal for investors and businesses with flexible zoning, allowing for custom development. The subject property has convenient access to amenities, transit, and tourist attractions. Camrose's expanding market offers promising opportunities for innovation and growth.



Very Walkable
Most errands can be accomplished on foot



Bikeable
Some bike infrastructure

Property Features



Total population of 17,928 within 5km



Ample surface parking stalls



High-traffic corner with a daily traffic volume of 33,674 vehicles



Average Household Income: \$88,705 (5km)





1 Camrose Golf Course

3 Canadian Lutheran Bible Institute

5 Co-op Food Store

2 Mirror Lake Centre

4 Camrose City Hall

6 Scotiabank

Contact us for more information

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