

FOR SALE OR LEASE

5338 50 AVENUE, VEGREVILLE, ALBERTA

HIGH EXPOSURE RETAIL OPPORTUNITY FOR SALE OR FOR LEASE

19,750 SF OF IMPROVEMENT | PRICE: \$3,250,000 (\$165 PSF)



Marcus & Millichap

OPPORTUNITY

Marcus & Millichap REIS Canada Inc. is pleased to present the opportunity to acquire or lease a freestanding vacant commercial building located at 5338 50 Avenue, Vegreville AB (the "Subject Property"). The Subject Property is well suited for a variety of retail users with prime visibility along 50th Avenue. The in-place zoning supports a wide range of retail uses including restaurant, day care facilities, pet stores, shopping centres and many more.



Owner-Occupier / Lease Opportunity

The Subject Property is vacant, allowing immediate access for restaurant users, day care operators, religious and cultural uses and community and government services to occupy and operate out of the space.



Visibility & On-Site Parking

Freestanding commercial building comprised of 19,750 SF of leasable area situated on 2.02 acres lot featuring ample surface parking and strong signage visibility from 50th Avenue.



Flexible C1 - Central Commercial District Zoning

Situated with visibility to 50 Avenue, the Subject Property permits for a wide variety of retail uses including restaurant, day care facilities, pet stores, shopping centres and many more.



Building Age

Major renovations, replacement and expansion completed in 2021, effectively making it a new structure.



SALIENT DETAILS

Address: 5338 50 Avenue, Vegreville, Alberta

PID: 002 764 2040

Legal Description: Plan 9824899 Block X Lot 9

Year Built / Renovated: 1988 / 2021

Zoning: C1 - Central Commercial District

Land Size: 2.02 Acres

Environmental: Phase I & II available upon execution of CA.

Property Taxes (2025): \$52,306.46

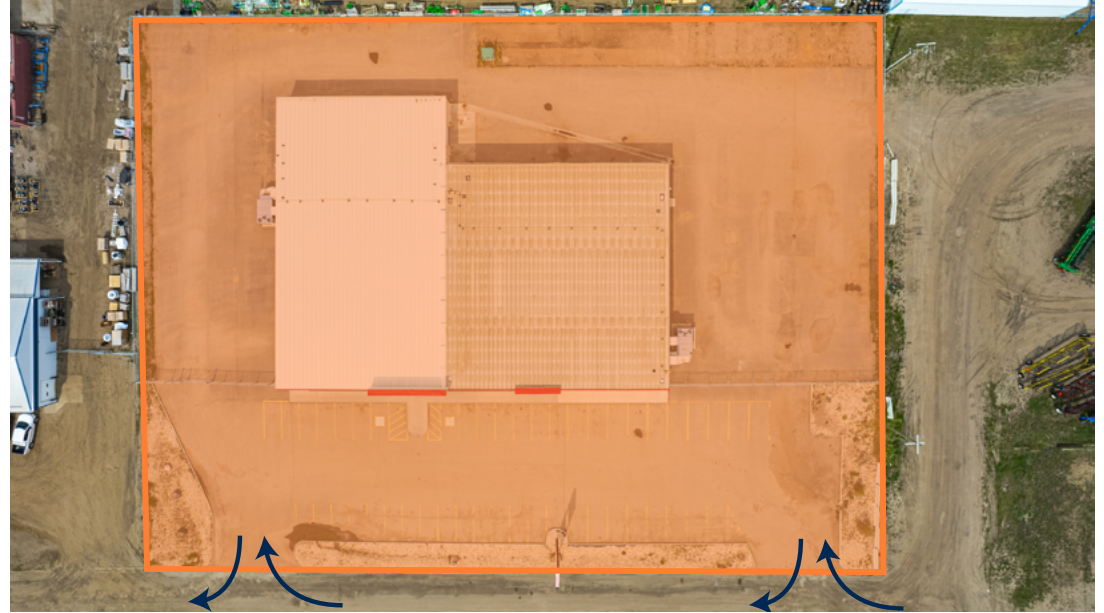
Rentable Area: 19,750 SF

Parking: 42 Stalls

Site Coverage Ratio: 22.45%

Price: \$3,250,000 (\$165 PSF)

Lease Rate: Contact Listing Agent



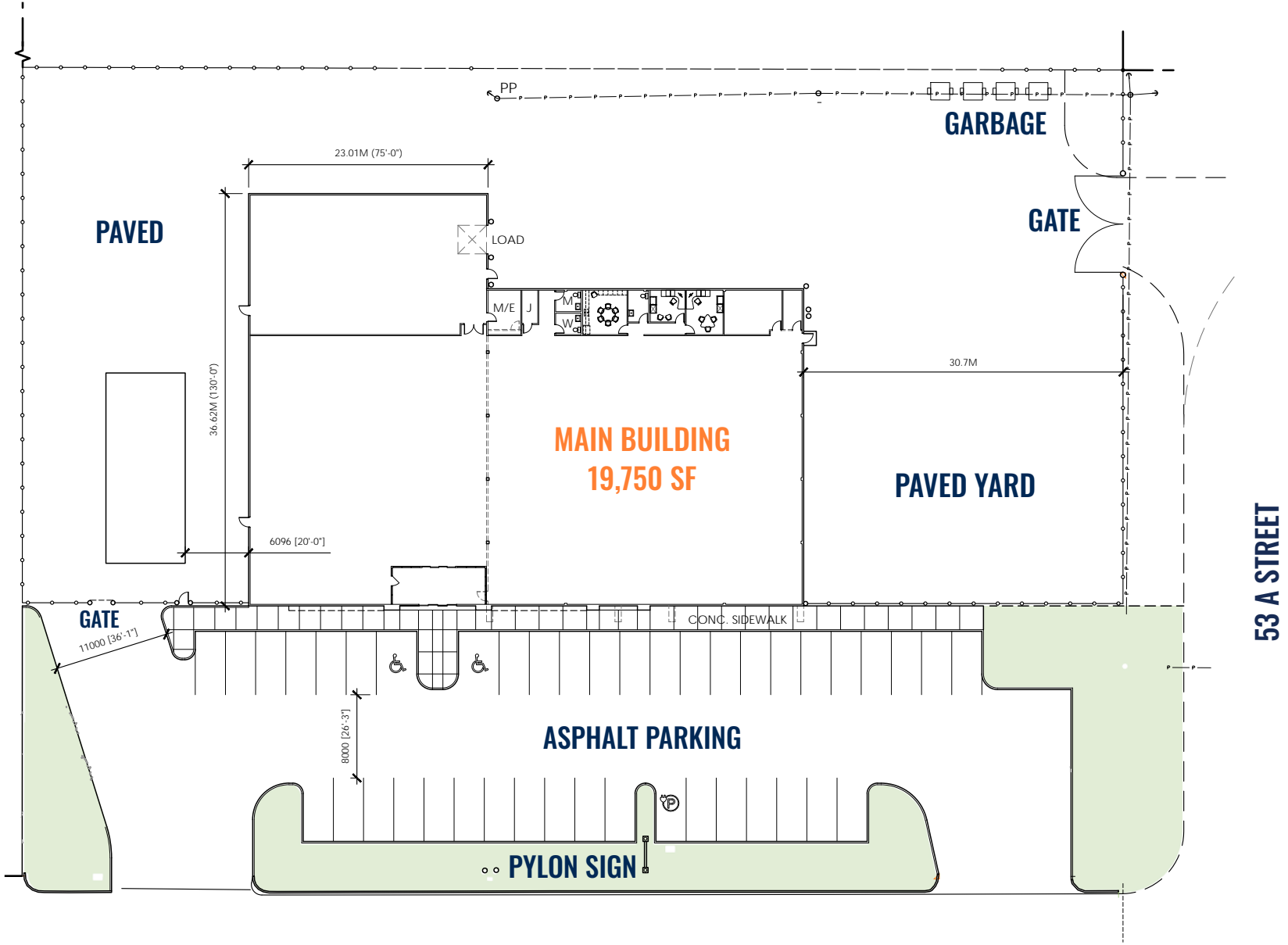
PROPERTY PHOTOS



5338 50 AVENUE, VEGREVILLE

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SITE PLAN



VEGREVILLE

Vegreville, with a population of approximately 5,700, serves as a key service center for the surrounding east-central Alberta region. The town supports a larger rural trade area and benefits from affordable land, a stable workforce, and a business-friendly environment. Positioned along Highway 16, the Trans-Canada Yellowhead Highway, Vegreville offers strong transportation connectivity to Edmonton and key Prairie markets. The community's economy is anchored by agriculture, energy services, and government infrastructure, with continued investment in local development. With CN Rail access and strategic highway frontage, Vegreville presents an ideal location for businesses looking to expand within Alberta's growing regional corridors.



Vegreville is located on the Trans-Canada Highway 16 (4-lane), connecting to the western ports and accessing Asian markets.



129KM or 1hr and 20min drive from Edmonton International Airport (YEG) providing access to global air freight.



Access to a skilled labour pool from a 30,000-strong trade area.



Major Industries: Agriculture/Value-Add Agribusiness, Industrial Hemp, Energy and Retail.

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SURROUNDING CONSIDERATIONS



Armaan Sohi

Associate
(604) 675-5216
Armaan.Sohi@MarcusMillichap.com

Curtis Leonhardt

Senior Vice President Investments
(604) 638-1999
Cleonhardt@MarcusMillichap.com
Personal Real Estate Corporation

Joe Genest

Senior Vice President Investments
(604) 398-4341
JGenest@MarcusMillichap.com
Personal Real Estate Corporation

Jack Allpress

Senior Managing Director Leasing & Investments
(604) 638-1999
JAllpress@MarcusMillichap.com
Personal Real Estate Corporation

Jon Buckley

Senior Managing Director Investments
(604) 630-0215
Jon.Buckley@MarcusMillichap.com
Personal Real Estate Corporation



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Marcus & Millichap

1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3
T (604) 638-2121
F (604) 638-2122

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