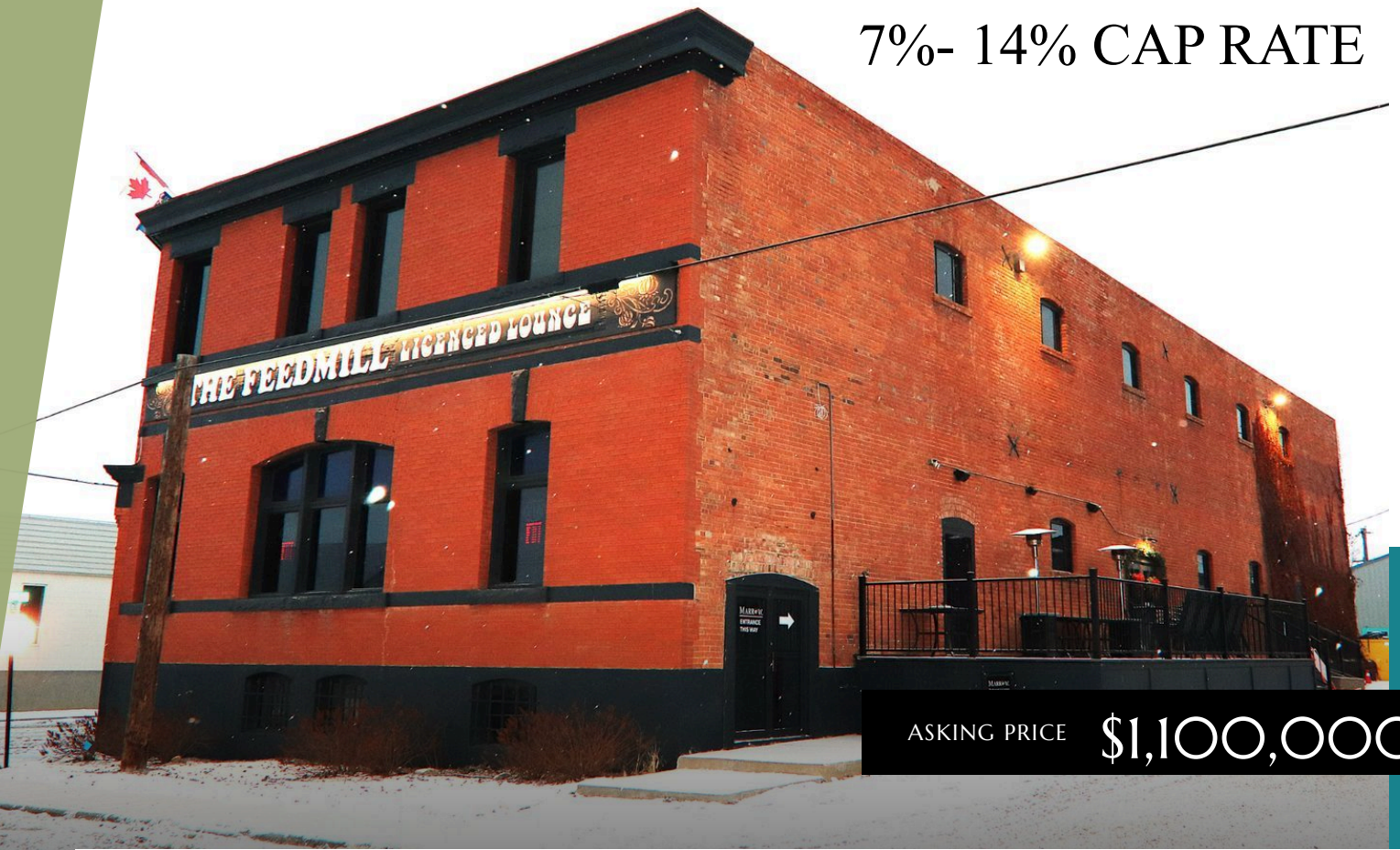


4919 47 STREET
CAMROSE ALBERTA

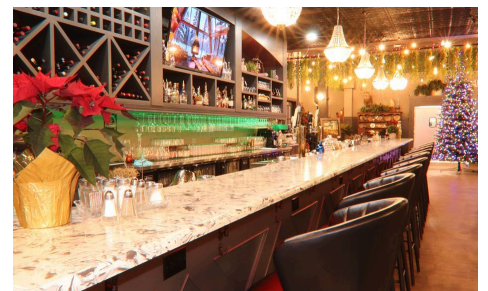
7%- 14% CAP RATE



ASKING PRICE **\$1,100,000**



Future Potential



Wes Henderson

780-919-5357

wesknowsrealestate@gmail.com

COLDWELL BANKER MOUNTAIN
CENTRAL

#201 - 10114 156 St NW
Edmonton Ab T5P2P9

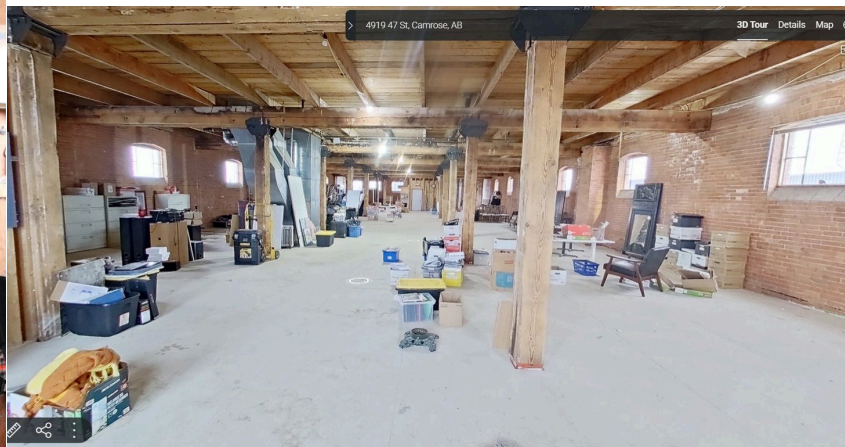
Two-Storey Commercial Building

Anchor tenant: The Marrow Restaurant & Lounge
(upscale, well-established)
Triple-net lease with current 7% cap rate.

Approx. 6,000 SF of undeveloped space on second
floor and basement. Significant value-add and
income-growth potential

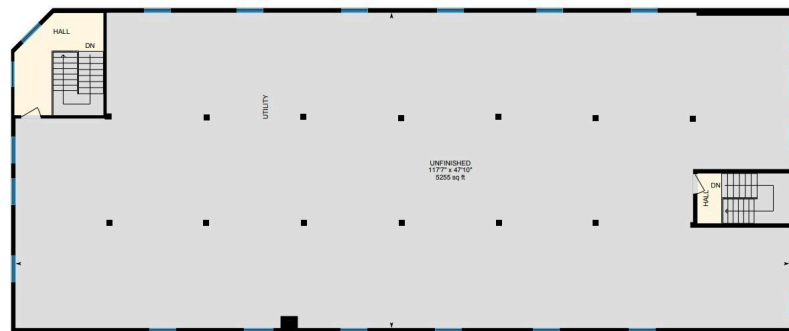
Prime Camrose location

A rare opportunity to acquire a stabilized asset with
immediate cash flow and exceptional upside.



4919 47 St, Camrose, AB

2nd Floor Exterior Area 5813.88 sq ft
Interior Area 5597.53 sq ft



$\$13 \text{ a sq ft} \times 6000 \text{ sq ft} =$
 $\$78,000 \text{ base rent divided by}$
 $\$1.1 \text{ Million for building} =$
7% Cap Rate

Future Development

Top Floor @ $\$8.00 \text{ sq ft} \times 6000$
sq ft = $\$48,000$

Basement @ $\$6.00 \text{ sq ft} \times 6000$
sq ft = $\$36,000$

Total potential revenue base rent
 $\$162,000 = 14.7\% \text{ Cap Rate.}$



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