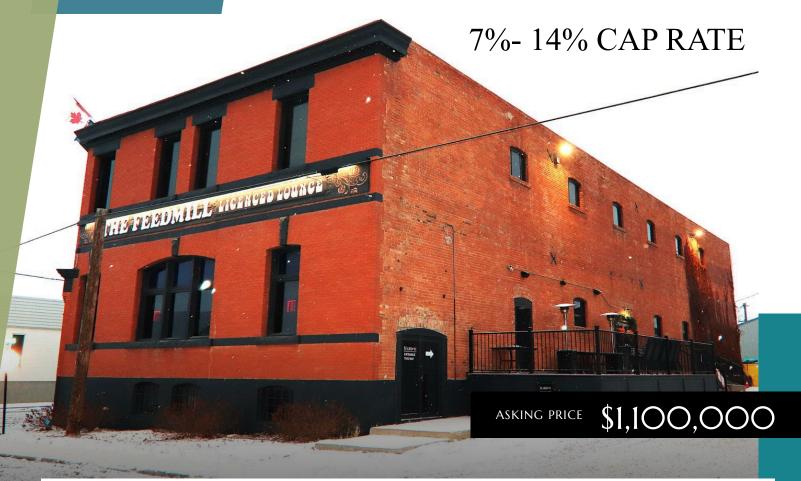
4919 47 STREET CAMROSE ALBERTA









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.

This communication is not intended to cause or induce a breach of any existing agency relationship or agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdraw without notice.





4919 47 St, Camrose, AB

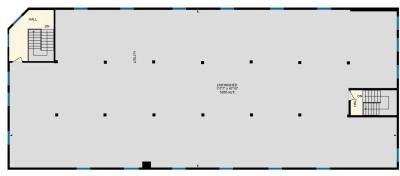
d Floor Exterior Area 5813.88 sq ft

\$13 a sq ft x 6000 sq ft =
\$78,000 base rent divided by
\$1.1 Million for building =
7% Cap Rate
Future Development

Top Floor @ \$8.00 sq ft x 6000sq ft = \$48,000

Basement @ \$6.00 sq ft x 6000sq ft = \$36,000

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





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