

# FOR LEASE

## CAMROSE SQUARE RETAIL SPACE

6217 - 48 AVENUE | CAMROSE, ALBERTA

6

MONTHS

NET FREE RENT  
AS A TENANT  
INCENTIVE



### Prime Retail Units Available Immediately

Situated on the bustling 48th Avenue, Camrose Square offers an exceptional retail opportunity right next to the Camrose Composite High School.

This prime location ensures a steady flow of potential customers, making it an ideal spot for your business.

Be part of an exciting new development that includes a brand-new micro hotel, attracting additional foot traffic and enhancing the area's appeal.

Units 104, 105, 106, and 107 each have approximately 1,081 square feet and can be combined for a larger space. Unit 116 offers around 1,400 square feet and Unit 100 features 2,200 square feet.

**Nicole Wells**, Associate  
Retail Leasing & Sales  
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REALTY GROUP

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## MUNICIPAL ADDRESS

6217 - 48 Avenue | Camrose, Alberta

## MAIN BUILDING SIZE

± 18,000 SF

## ADDITIONAL BUILDING SIZE

5 Suite Micro Hotel

## UNIT SIZES

± 1,081 SF    UNIT 104, 105, 106, 107 [Each]  
± 1,400 SF    UNIT 116  
± 2,200 SF    UNIT 100

## PARKING

38 stalls plus nearby street parking

## LEASE DETAILS

### AVAILABILITY

Immediate

### T.I. ALLOWANCE

Negotiable

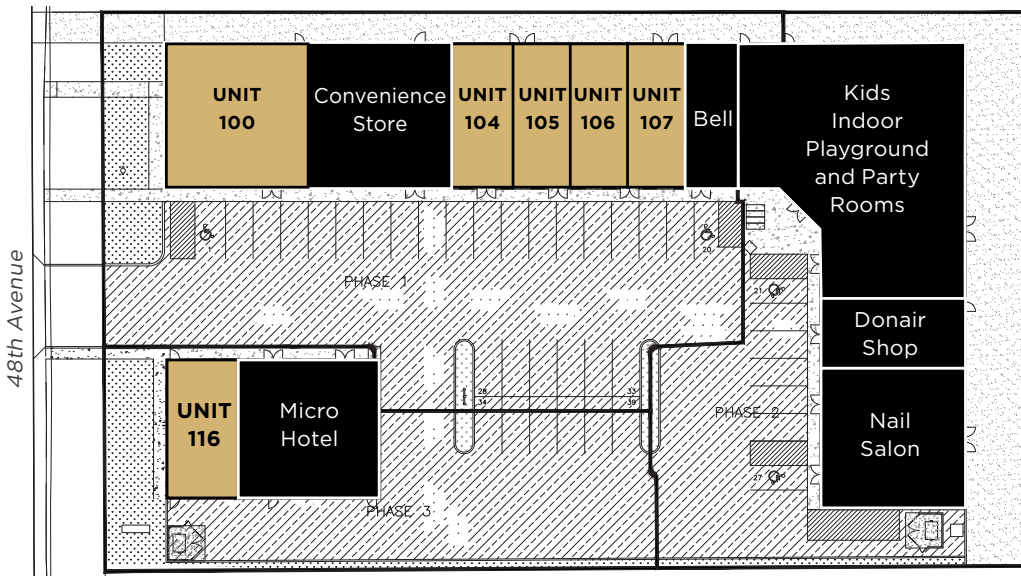
### BASE RENT

Please contact the Listing Agent

### OPERATING COSTS

\$10.00 PSF (2025 BUDGET)

*Operating costs include the 2024 estimate of the proportionate share of operating costs, property taxes, building insurance, management fees. Utilities (power, water, gas) are separately metered and payable by the Tenant directly to the utility company.*



## IDEAL TENANTS



Fast Food or Restaurant



Medical or Healthcare



Liquor Store



Health & Fitness



General Retail



Professional Services



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NEIGHBOURHOOD POPULATION (5 KM   2023)	19,215
5-YEAR GROWTH FORECAST (5 KM   2023)	1.1%
AVERAGE HOUSEHOLD INCOME (5 KM   2023)	\$97,607
AVERAGE HOUSEHOLD SPENDING (5 KM   2023)	\$71,464

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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