

ONLINE AUCTION

Allows For Conditions



MINIMUM BID:
\$2,000,000

Previous List:
\$3,000,000

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 purchaser.

INVESTMENT OPPORTUNITY: ±23,095 SF MIXED USE RETAIL / COMMERCIAL BLDG ON PRIME CORNER LOT

5127 - 50 St, Rocky Mountain House, AB T4T 1G7

FRE and Avison Young are pleased to present the Online Auction Plus® event (Allows For Conditions) for ±23,095 SF former Peavey Mart in Rocky Mountain House, Alberta.

PROPERTY HIGHLIGHTS

- **Opportunity:** ±23,095 SF retail/commercial building ideally suited for an owner-user seeking immediate occupancy or a value-driven investor.
- **Roof:** Full replacement completed in 2020 with a low-sloped two-ply modified bituminous roof system
- **Location:** Strategically positioned at the corner of Main Street and 52 Avenue, this high-visibility retail property offers easy access to Highway 11A, ensuring consistent customer traffic.
- **Connectivity:** The site benefits from strong local and regional connectivity, making it an attractive opportunity.
- **Zoned Core Commercial Mixed Use District** to accommodate a variety of retail and commercial uses, the property serves the growing community of Rocky Mountain House, which has 7,657 residents and a daytime population of 10,795 within a 5 km radius.
- **Power:** 800 Ampere, 120/208 Volt, 3 Phase service
- **Loading:** One dock door

PATRICK KELLEHER
FRE Auctions
Auction Specialist

VALERIA VAZQUEZ
FRE Auctions
Auction Specialist

RYAN SWELIN
Avison Young
Property Rep

FRE.com/545D6

For additional property details, downloadable due diligence & auction info



TRADE AREA DEMOGRAPHICS (WITHIN 5 KM)



\$122,882

AVERAGE HOUSEHOLD
INCOME



3,498

HOUSEHOLDS



7,657

POPULATION



10,795

DAYTIME
POPULATION



DISTANCE FROM SUBJECT PROPERTY

Drayton Valley: 1 Hour

Red Deer: 1 Hour

Calgary: 2.5 Hours

Edmonton: 2.5 Hours



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