



HIGH TRAFFIC CORNER LOT

SELLING BELOW CITY ASSESSED VALUE

**2,450 SF Building Available
for Sale or Lease**

Property Highlights

- High traffic corner lot totaling 15,660 SF
- High visibility pylon available
- Wide variety of permitted uses including alcohol and cannabis
- Amazing owner user opportunity or investment property
- Across the street from Co-Op Food Store
- Close proximity to University of Alberta (Augustana) Campus, St. Mary's Hospital, Camrose Museum, Camrose Community Centre, and Camrose Library
- Please note we cannot lease or sell to another convenience store.

Demographics

	POPULATION		
	1km	3km	5km
	4,060	18,678	19,808

	AVERAGE INCOME		
	1km	3km	5km
	\$71,487	\$98,091	\$99,422

	HOUSEHOLDS		
	1km	3km	5km
	2,087	8,107	8,523

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Property Details

Municipal Address:	5010 48 Avenue, Camrose, AB
Legal Description:	Lot 8A, Block 41, Plan 8422006
Zoning:	Highway Commercial
Building Size:	2,450 SF
Lot Area:	15,660 SF
Availability:	Immediate
Lease Rate:	\$20.00 per SF
Sale Price:	\$595,000.00

Development Ideal For:



OWNER USER



INVESTMENT PROPERTY



WIDE VARIETY OF PERMITTED USES:
liquor, cannabis, retail,
medical, restaurant

Aerial



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