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5127 - 50 Street



23,095 sf building on 1.25 acres – vacant possession, formerly occupied by Peavey Mart.





Particulars

Building Area: ± 23,095 sf

Site Size: 1.25 acres

Zoning: Core Commercial Mixed Use District

Power: 800 Ampere, 120/208 Volt,

3 Phase service

Loading: One dock door

Full replacement completed in 2020 with a low-sloped two-ply modified **Roof:**

bituminous roof system

Year Built: 1974

\$3,200,000 (\$139 psf) **Revised List Price:**

For Lease

Rates: Market

Additional Rent: TBD

Investment Highlights



Owner-user Opportunity

Offers a prime opportunity for an owner-user to acquire and occupy a well-located property for their existing business. With vacant possession provided, owner can take immediate control of the space and tailor it to their business needs.



Prime Location & Accessibility

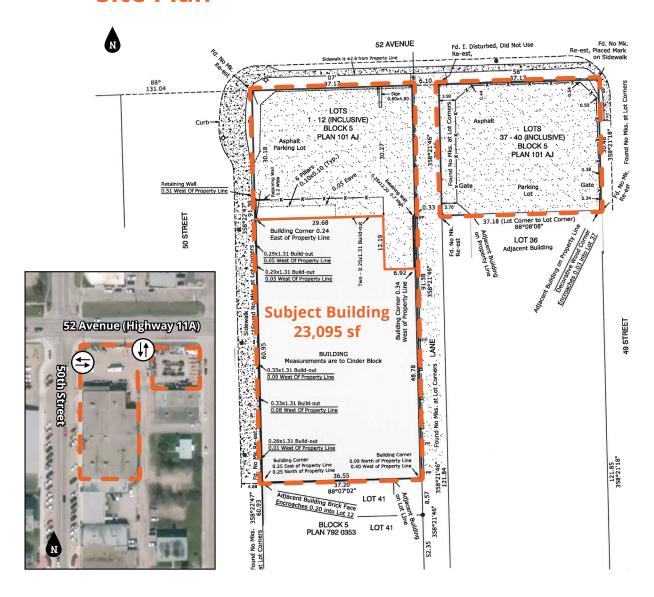
Strategically positioned at the corner of Main Street and 52 Avenue, this high-visibility retail property offers easy access to Highway 11A, ensuring consistent customer traffic. The site benefits from strong local and regional connectivity, making it an attractive investment opportunity.



Strong Market Fundamentals

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.

Site Plan



Trade Area Demographics

Within 5 km







10,795
Daytime Population



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