



**HIGH TRAFFIC CORNER LOT**

## 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 |

#### Brett Killips

Partner  
780 702 2948  
brett.killips@cwedmonton.com

#### Cody Miner, B.COMM.

Sales Assistant  
780 702 2982  
cody.miner@cwedmonton.com

#### CUSHMAN & WAKEFIELD

Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedmonton.com](http://www.cwedmonton.com)

## 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



**Brett Killips**  
Partner  
780 702 2948  
brett.killips@cwedmonton.com

**Cody Miner, B.COMM.**  
Sales Assistant  
780 702 2982  
cody.miner@cwedmonton.com

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedmonton.com](http://www.cwedmonton.com)

## Property Photos



**Brett Killips**  
Partner  
780 702 2948  
[brett.killips@cwedmonton.com](mailto:brett.killips@cwedmonton.com)

**Cody Miner, B.COMM.**  
Sales Assistant  
780 702 2982  
[cody.miner@cwedmonton.com](mailto:cody.miner@cwedmonton.com)

**CUSHMAN & WAKEFIELD  
Edmonton**  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedmonton.com](http://www.cwedmonton.com)

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question, March 2, 2023



**CUSHMAN &  
WAKEFIELD**

Edmonton

**Brett Killips**

Partner

780 702 2948

[brett.killips@cwedmonton.com](mailto:brett.killips@cwedmonton.com)

**Cody Miner, B.COMM.**

Sales Assistant

780 702 2982

[cody.miner@cwedmonton.com](mailto:cody.miner@cwedmonton.com)