

**SOLD**

5004 48th Avenue

Camrose, AB



Commercial building directly off Highway 13, in the heart of Camrose

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## Property Details

### MUNICIPAL ADDRESS

5004 48 Avenue, Camrose, AB

### SITE SIZE

12,527 sf (0.29 acres)

### BUILDING SIZE

2,500 sf\*

\*To be confirmed by the Purchaser

### LINC

0015-244-958

### LEGAL DESCRIPTION

Plan RN28D Block 41 Lots 6 and 7  
excepting thereout Plan 8721907

### ZONING

C-1 (Central/Downtown Commercial  
District)

### FINANCING

Clear Title

### DELIVERY

Vacant, As-is

### SALE PRICE

\$350,000

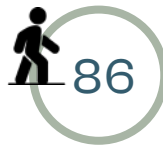
## Opportunity

Tetra Realty Advisors is excited to introduce for sale, an outstanding standalone commercial subject property situated at the highly coveted intersection of Highway 13 (48th Avenue) and 50th Street in Camrose, Alberta. This subject property holds a premier position within the vibrant core of Camrose, presenting promising prospects for both investors and business owners.

Benefiting from its strategic location, the Subject Property offers convenient accessibility to essential amenities, public transit routes, and prominent tourist attractions, thereby maximizing its appeal to prospective tenants and clientele. Furthermore, Camrose's continuous development and expansion pave the way for exciting possibilities in future growth and innovation within the local market.

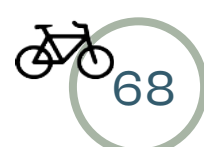
## Location

The prime corner of Highway 13 (48th Avenue) & 50th Street in Camrose, Alberta is at the heart of Camrose's central downtown commercial district. Ideal for investors and businesses with flexible zoning, allowing for custom development. The subject property has convenient access to amenities, transit, and tourist attractions. Camrose's expanding market offers promising opportunities for innovation and growth.



### Very Walkable

Most errands can be  
accomplished on foot



### Bikeable

Some bike infrastructure



### Property Features



Total population of 17,928 within 5km



Ample surface parking stalls



High-traffic corner with a daily traffic volume of 33,674 vehicles



Average Household Income: \$88,705 (5km)





1 Camrose Golf Course

3 Canadian Lutheran Bible Institute

5 Co-op Food Store

2 Mirror Lake Centre

4 Camrose City Hall

6 Scotiabank

## Contact us for more information

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