



9.22 ACRES

Asking Price: \$2,250,000 or \$250,000/acre

LOCATION

Site is located on the Southside of Highway 13 (48 Avenue) west of the Super 8 and Ramada Hotel

DETAILS

- Excellent exposure from Highway 13 (48 Avenue) which see's approx. 20,640 vehicles per day
- Surrounding centre's include national retailers such as, Wal-Mart, Superstore, Shopper's Drug Mart, Staples, Totem, Safeway, Canadian Tire and many more
- Population of Camrose is over 17,000 residents with a 2.3 % growth rate and a trade area of approximately 72,000 people

SITE PHOTO



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Camrose, Alberta

SITE PHOTO



LEGAL INFORMATION

- Plan 0523271 Block 2 Lot 4
- Site Area: 3.73 Hectares or +/-9.22 acres
- Zoning: C3 - Commercial
- Asking Price: \$2,250,000 or \$250,000/acre

LOCATOR MAP



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