

FOR SALE

FULLY LEASED TWO BAY SHOPPING CENTRE

Elkadri Plaza - 4907 (A&B) 48 Avenue, Camrose, AB



PURCHASE PRICE: \$799,999.00

FULLY LEASED CENTRE

LONG TERM TENANCIES

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
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ATTRACTIVE INVESTMENT



Small Scale Cash Flowing Opportunity



Healthy Growing Community



Highway Access



Long Term Businesses



Located Near U of A Augustana Campus

48 AVENUE (8,390 VPD)

53 STREET

50 STREET



PROPERTY DETAILS

Net Operating Income: \$62,415.00 (Including a 5% vacancy allowance)

Municipal Address: 4907 (A&B) 48 Avenue, Camrose, AB

Legal Description: RN28CC; A; 1,2

Zoning: C2 Highway Commercial District

Building Size: 5,512 SF (Approximately)

Built: 1981

Property Tax: \$7,883.70 (2023)

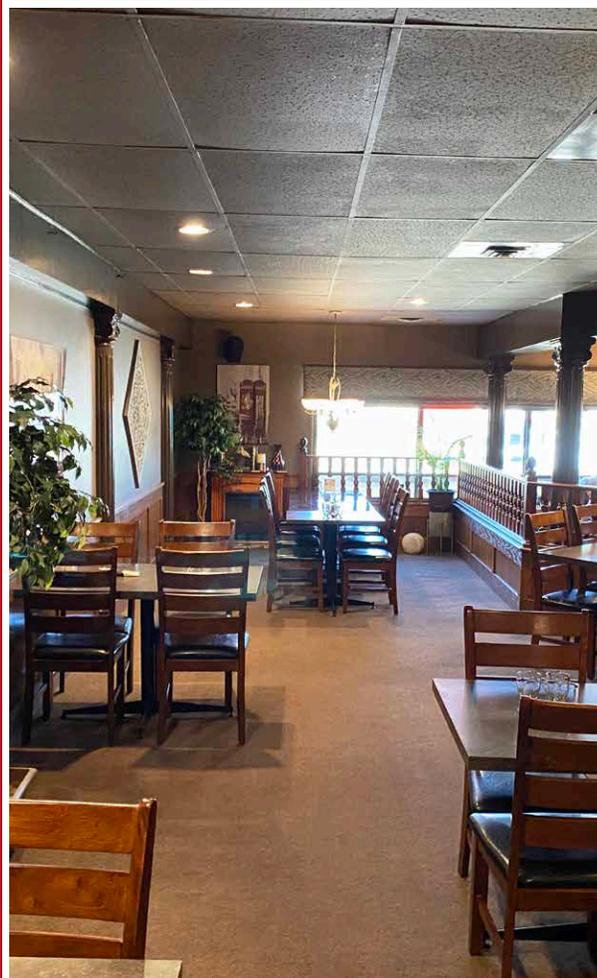
Parking Area: Approximately 25 Stalls

Lot Area: ±15,000 SF

Utilities: Separately Metered

Tenants:

- Liquor and restaurant. Long term businesses in place.
- Restaurant recently renovated.
- Newer roof and HVAC units to both spaces.
- Separately metered utilities.



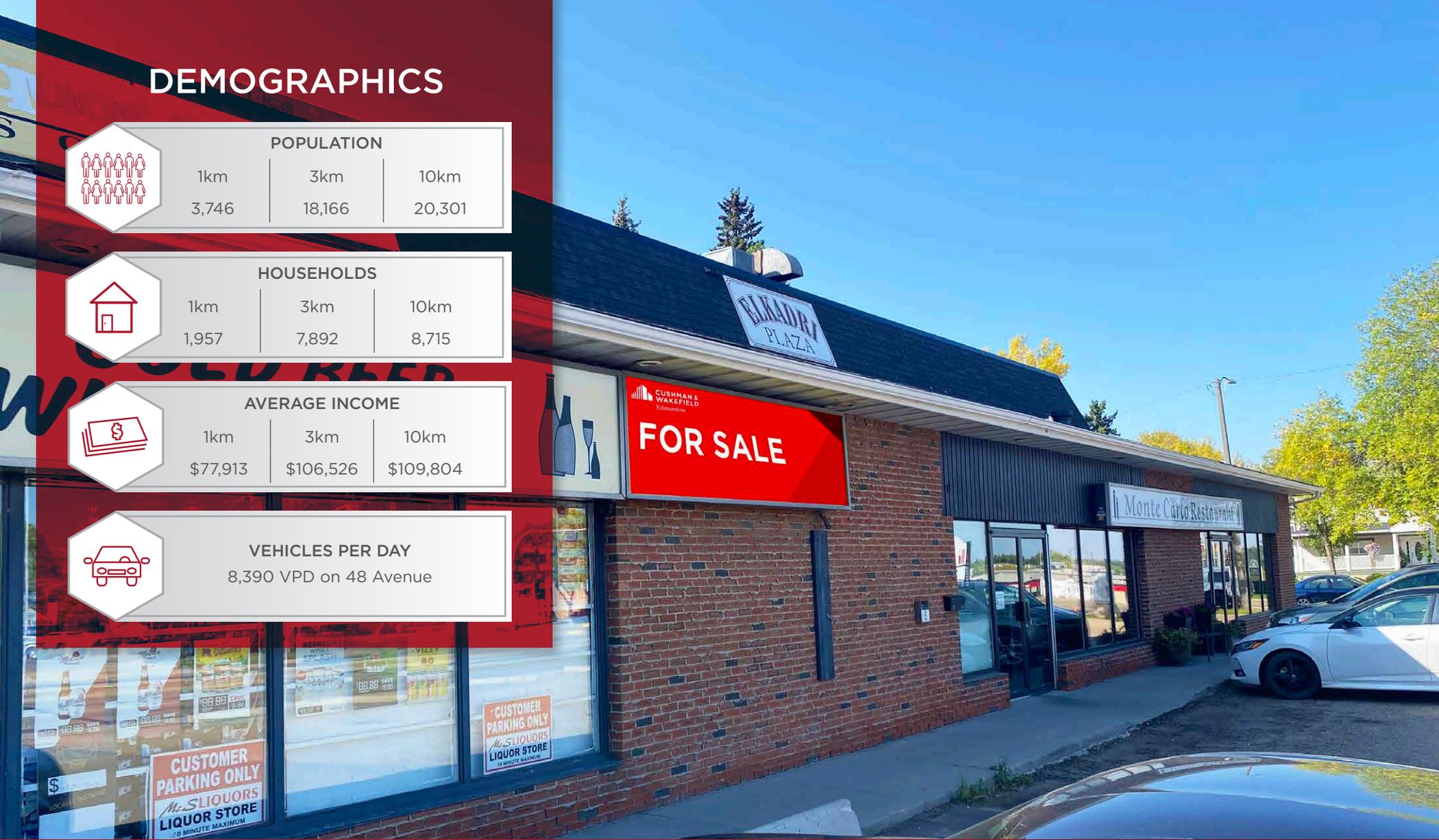
DEMOGRAPHICS

POPULATION	1km	3km	10km
	 3,746	18,166	20,301

HOUSEHOLDS	1km	3km	10km
	 1,957	7,892	8,715

AVERAGE INCOME	1km	3km	10km
	 \$77,913	\$106,526	\$109,804

VEHICLES PER DAY	8,390 VPD on 48 Avenue	
		



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