

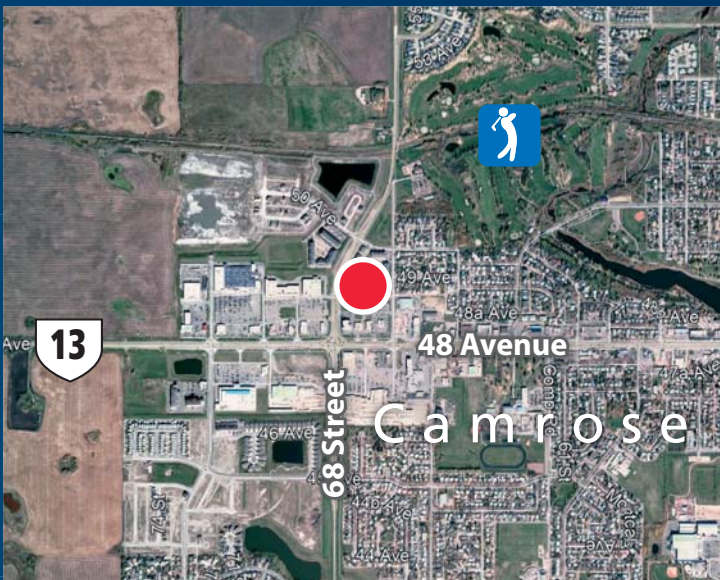


Located in a high profile area

- High-end glass facade and modern architectural features.
- Prominent location
- High profile area with strong signage and building exposure.

**MIXED-USE BUILDING IN CAMROSE FOR SALE / LEASE**

**4879 68th Street**  
Camrose, AB



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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LOCAL EXPERTISE MATTERS



## BUILDING INFORMATION

### MUNICIPAL ADDRESS:

4879 68th Street, Camrose, AB

### LEGAL ADDRESS: Plan 1822501; Block 1; Lot 14

### ZONING: Highway Commercial District (C2)

### YEAR BUILT: 2009

### BUILDING AREA:

MAIN FLOOR TOTAL 32,250 sq. ft.:

- Tenant 1 (Video Store) 2,450 sq. ft. (Month-To-Month)
- Tenant 2 (Mattress Mattress) 2,700 sq. ft.
- Showroom 16,850 sq. ft.
- Warehouse 10,250 sq. ft.

MEZZANINE TOTAL 20,000 sq. ft.

BUILDING TOTAL **52,250** sq. ft.

### LOT SIZE: ±2.13 acres

### PARKING: 66 stalls (including 4 barrier free stalls)

### ELECTRICAL: 800 amp main service

### HVAC: Roof-top units. 4-12 ton units and 5-10 ton units

## FINANCIAL INFORMATION

### ASSESSMENT: \$7,748,510 (2021)

### PROPERTY TAXES: \$132,010.59 (2020)

### FINANCING: Treat as Free and Clear

### PRICE: \$6,850,000

### LEASE RATE: Contact Broker

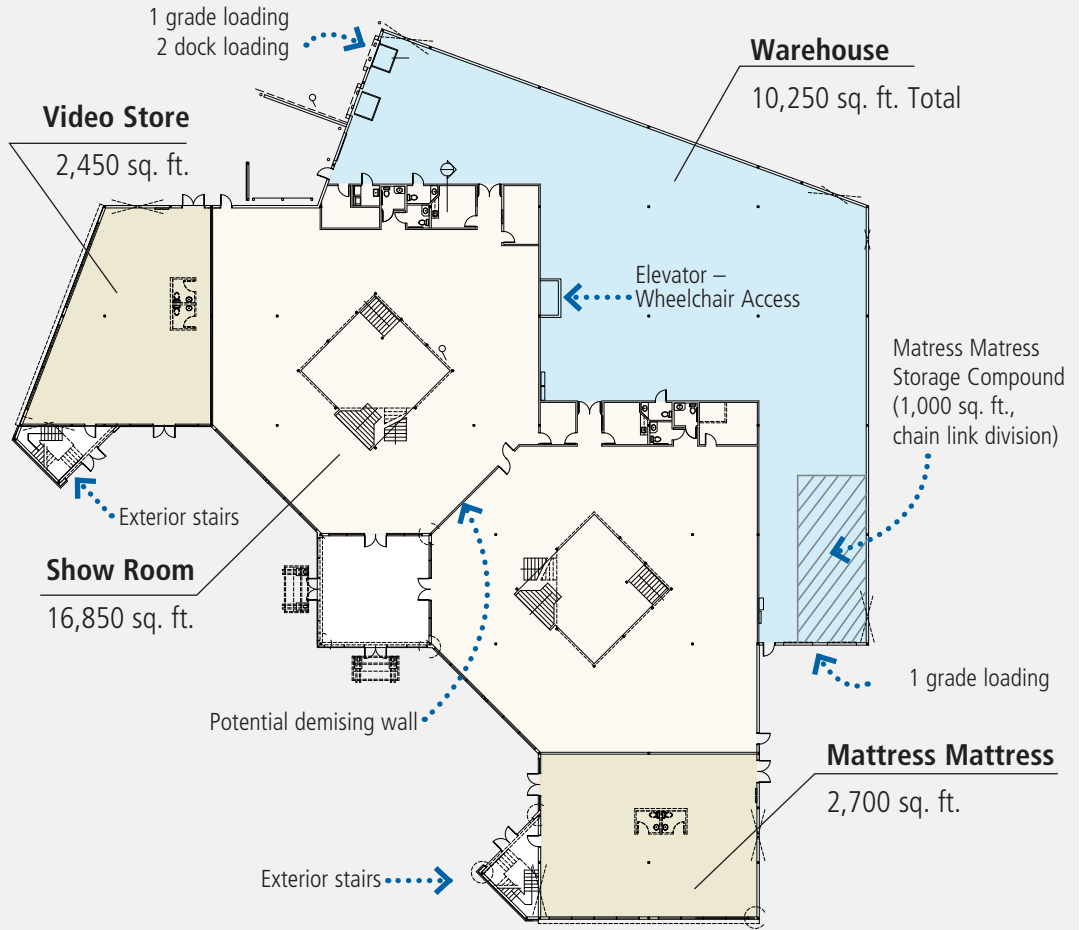
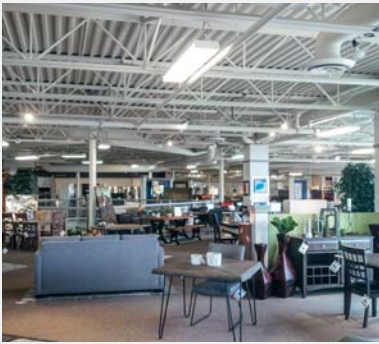


## Camrose Demographics

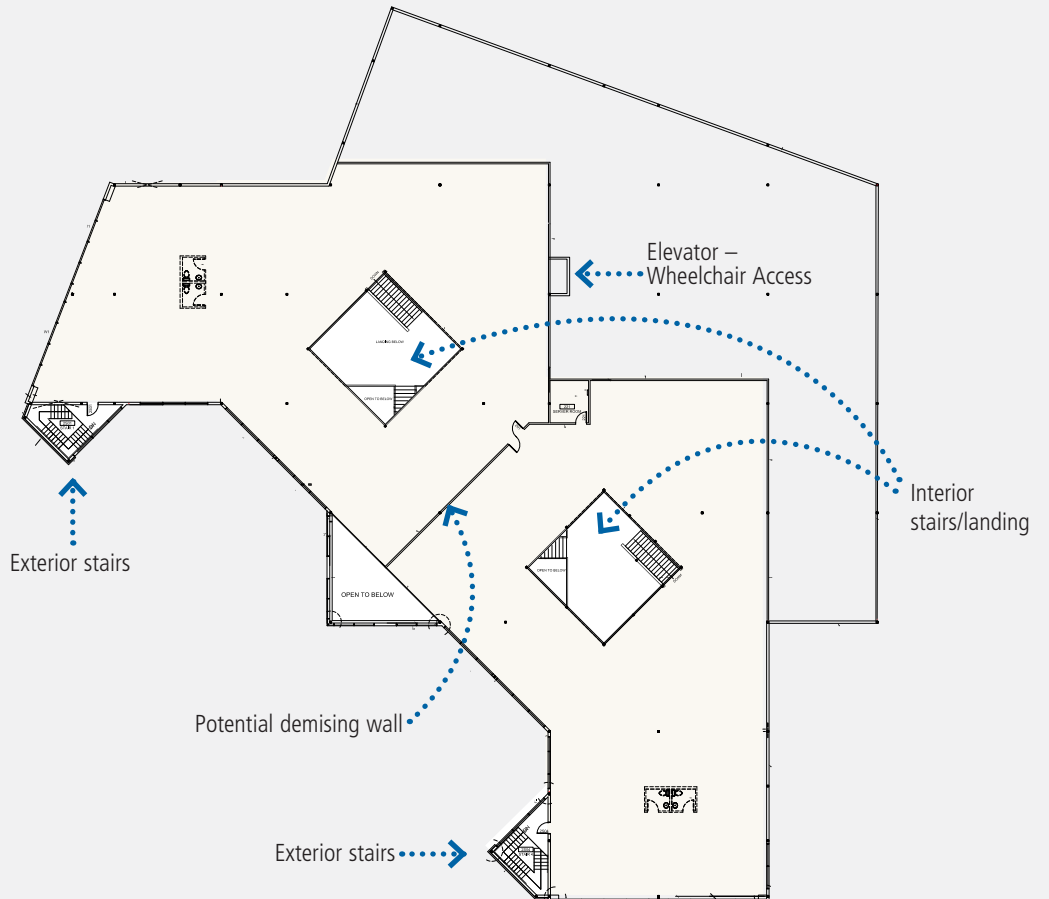
Population	19,866 2020	20,243 2025 ▲1.9%
Average Household Income	\$98,719 2020	\$120,171 2025 ▲21.7%
Median Age	41.5 2020	42.2 2025
Current Consumption	\$819,277,093 TOTAL SPENT	

# FLOORPLANS

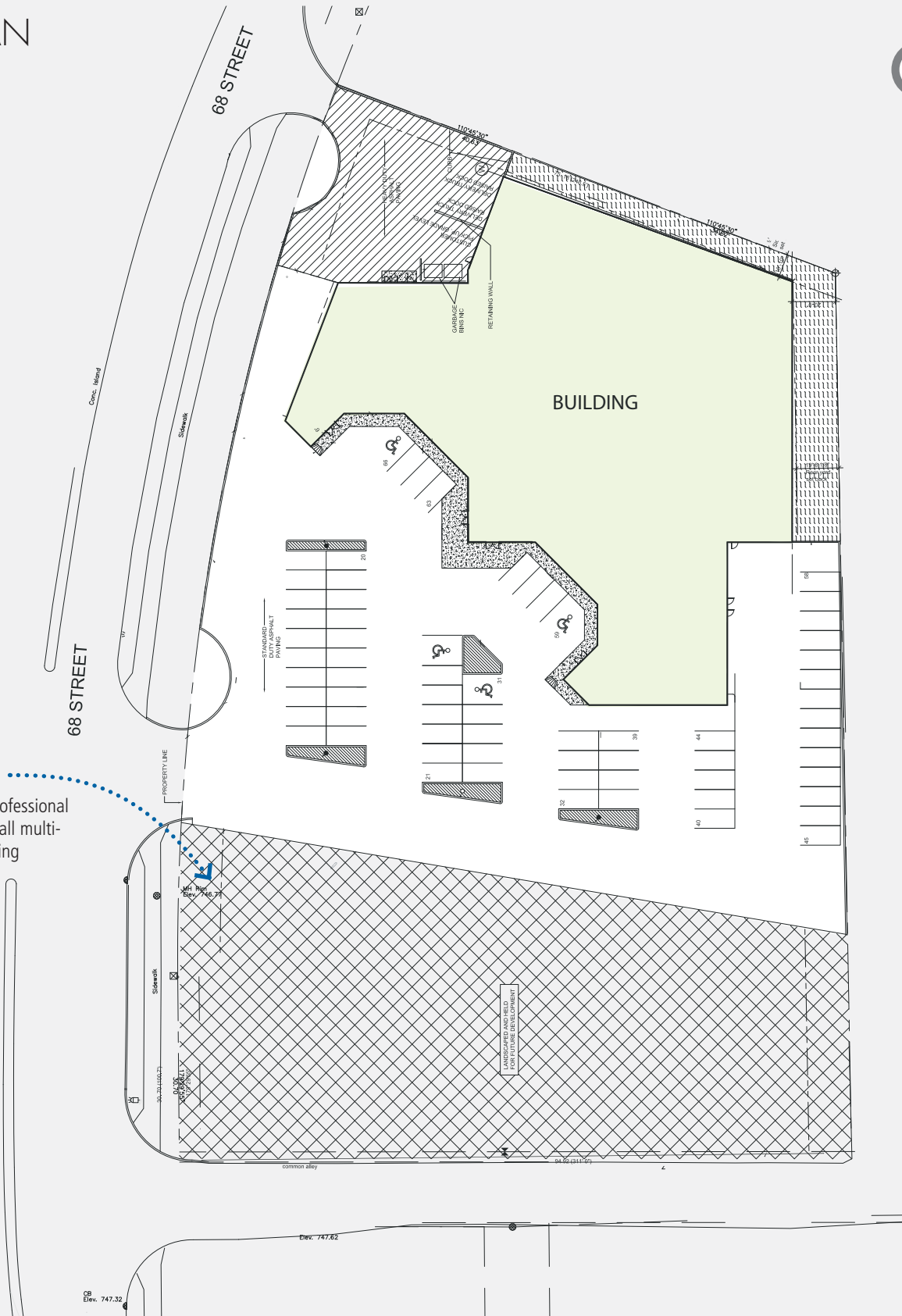
## MAIN FLOOR 32,250 SQ.FT.



## MEZZANINE 20,000 SQ.FT.



# SITE PLAN



Separate parcel.  
 Developed as a professional building and a small multi-tenant retail building

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



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