



FOR LEASE
PLEASE CONTACT

MIXED-USE BUILDING WITH SHOWROOM & WAREHOUSE
4879 68 Street, Camrose, Alberta

Property Description

Mixed Use Building with four units available for rent.
Prominent location with high profile and strong signage exposure

PLEASE CONTACT

LEASE RATE

2.13 ACRES

LOT SIZE

2,400 - 2,700 SF
LEASABLE SPACE

Dean Drysdale
Vice President | Industrial Sales & Leasing
deandrysdale@gmail.com
780.953.4585



#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, & 2021*
201, 5607 - 199 Street, Edmonton, AB T6M 0M8 | commercialyeg.ca

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017, 2018, 2019, & 2021.



COMPLETE HIGHLIGHTS



Building Information

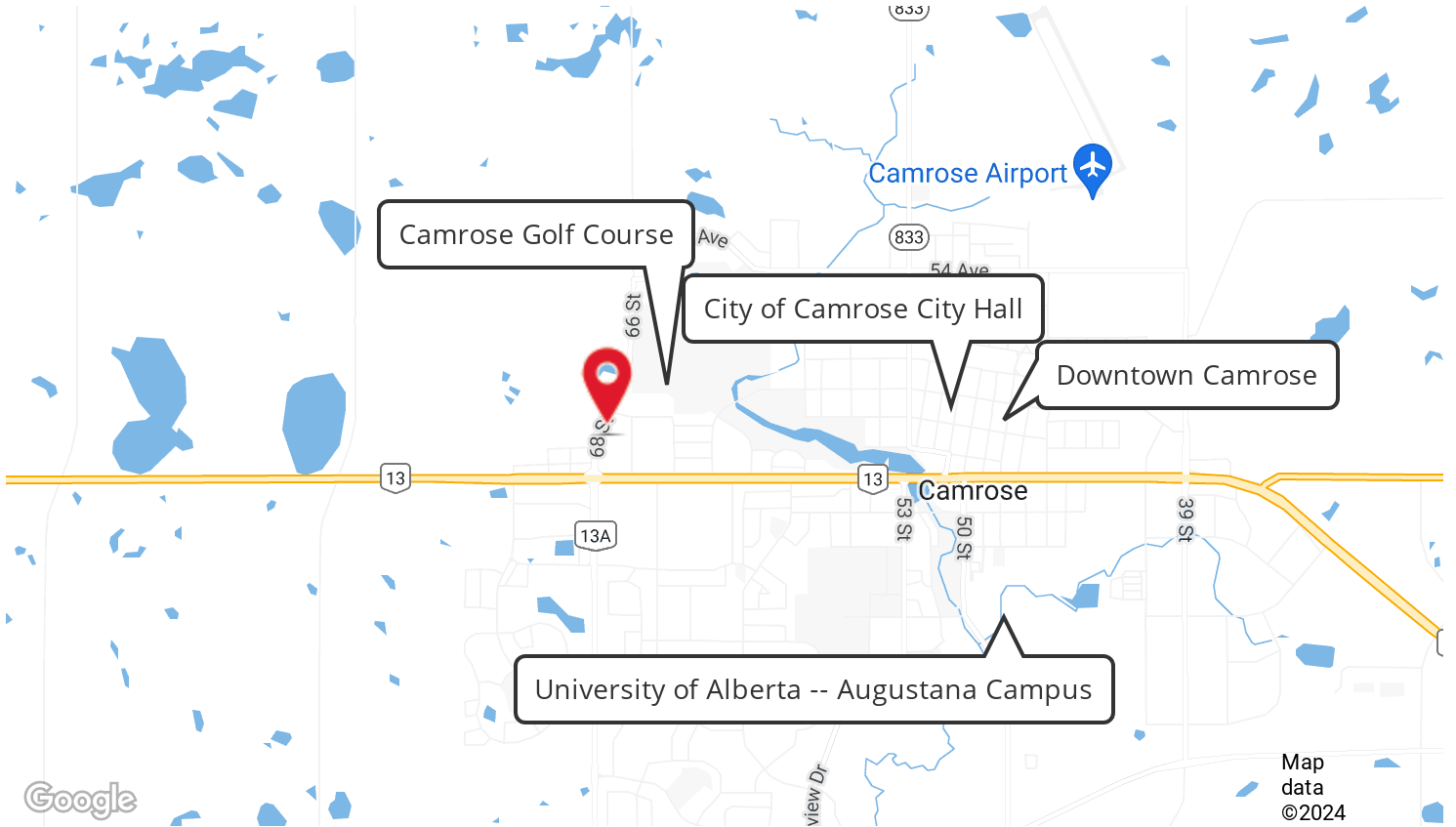
MUNICIPAL ADDRESS	4879 68th Street, Camrose
LEGAL ADDRESS	PLan 1822501; Block 1; Lot 14
ZONING	Highway Commercial District
YEAR BUILT	2009
LOT SIZE	2.13 Acres
PARKING	66 Stalls (4 barrier free stalls)
ELECTRICAL	800 amp main service
TOTAL BUILDING AREA	52,250 SF
Main Floor Total: 32,250 SF	Vacant - 2,450 SF
	Vacant - 2,700 SF
	Showroom - 16,850 SF
	Warehouse - 10,250 SF
Second Floor: 20,000 SF	



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT



Demographics	2023	2025
Total Population	19,866	20,242
Average Household Income	\$98,719	\$120,171
Average Age (Male)	41.5	42.2
Current Consumption	\$819,277,093	

Demographics data derived from AlphaMap

RETAIL MAP



Google

Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

FLOOR PLANS

