

FOR LEASE

MIRROR LAKE PLAZA

NAICommercial



EXPOSURE HIGHWAY RETAIL/WAREHOUSE

5610/12 & 5614 - 48 AVENUE | CAMROSE, AB

PROPERTY DESCRIPTION

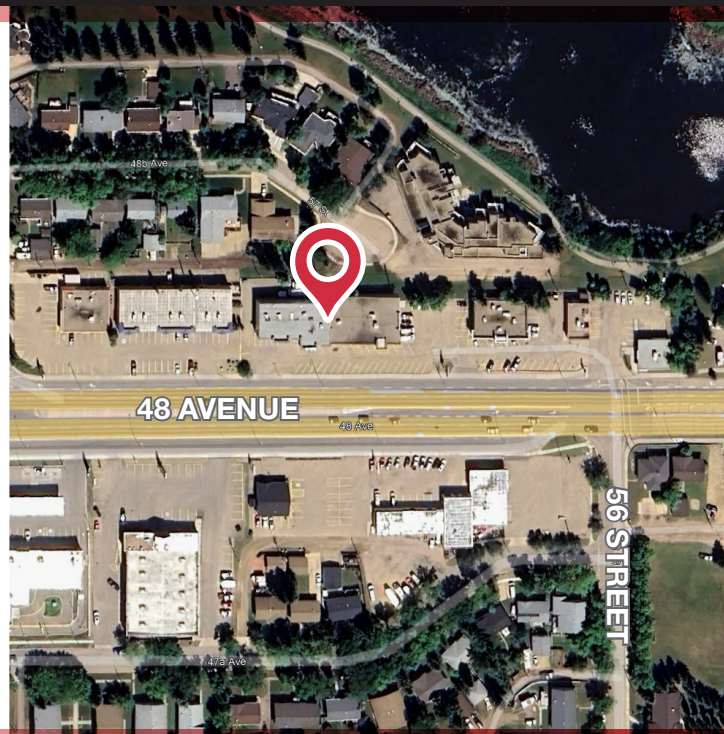
- From 1,964 sq. ft. up to 9,995 sq. ft. of showroom, retail, office and warehouse available summer 2026
- Demising options available
- Fronting the main highway (Highway 13) in the heart of Camrose
- High exposure opportunity
- Close to many amenities
- Ample parking

CHAD SNOW

Broker, President
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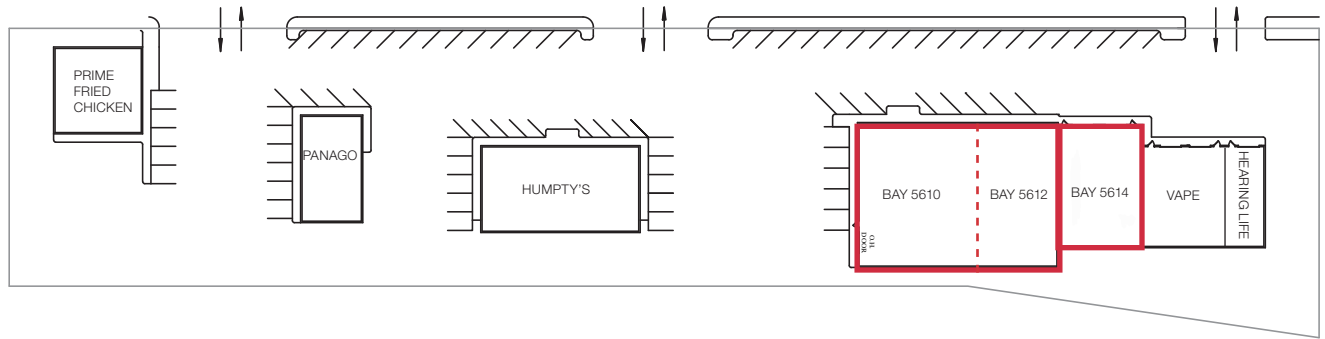


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ADDITIONAL INFORMATION

SIZE	5610: 4,617 sq.ft. 5612: 1,964 sq.ft. 5614: 3,414 sq.ft. Up to: 9,995 sq.ft.
ZONING	C2 (Highway Commercial)
LEGAL DESCRIPTION	Plan 8721088, Block 1, Lot 17
DELIVERY	Grade loading doors
LEASE TERM	Three to five years
NET LEASE RATE	\$12.00 per sq. ft. per annum
OPERATING COSTS	\$10.50 per sq. ft. (2026 estimate) Includes building insurance, property taxes, common area maintenance, management fees, gas, power and water
AVAILABLE	July 1, 2026

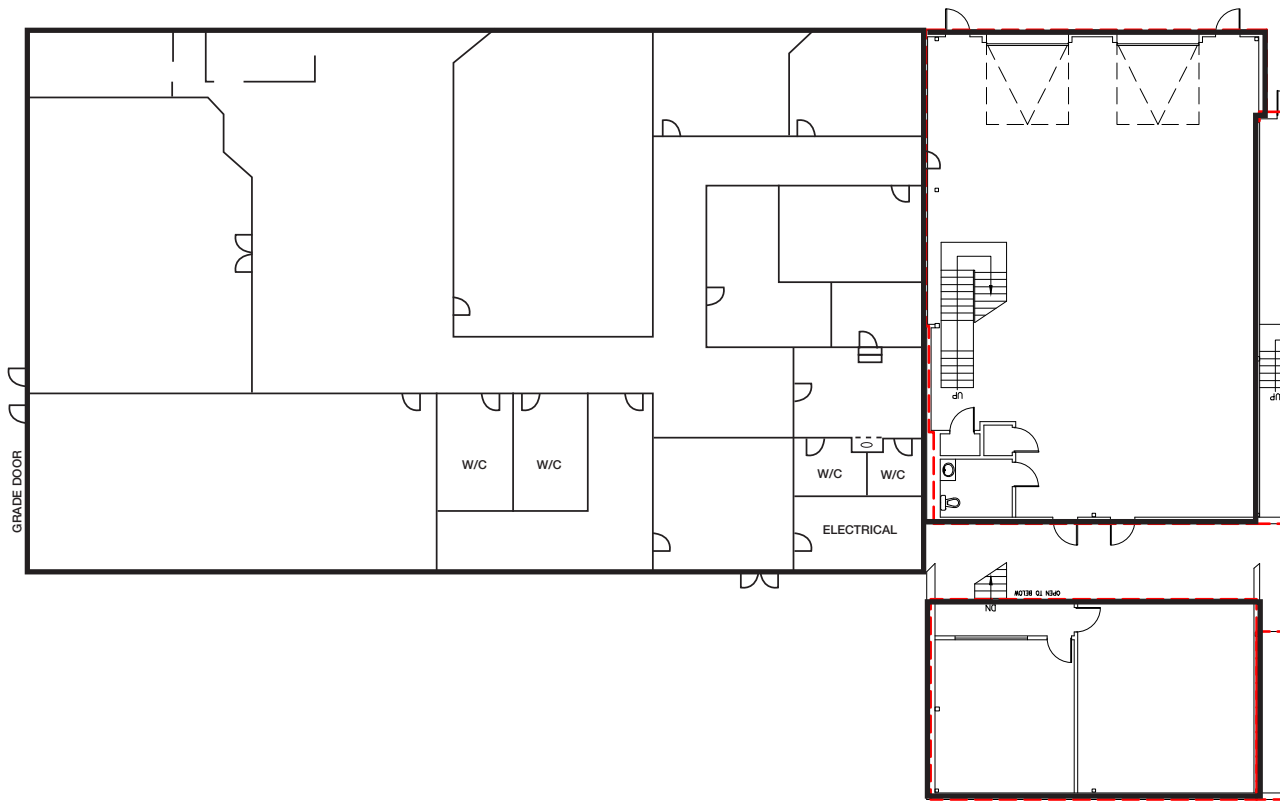




BAY 5610 - 4,617 SF±

BAY 5612 - 1,964 SF±

BAY 5614 - 3,414 SF±



2ND FLOOR OFFICE

FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

