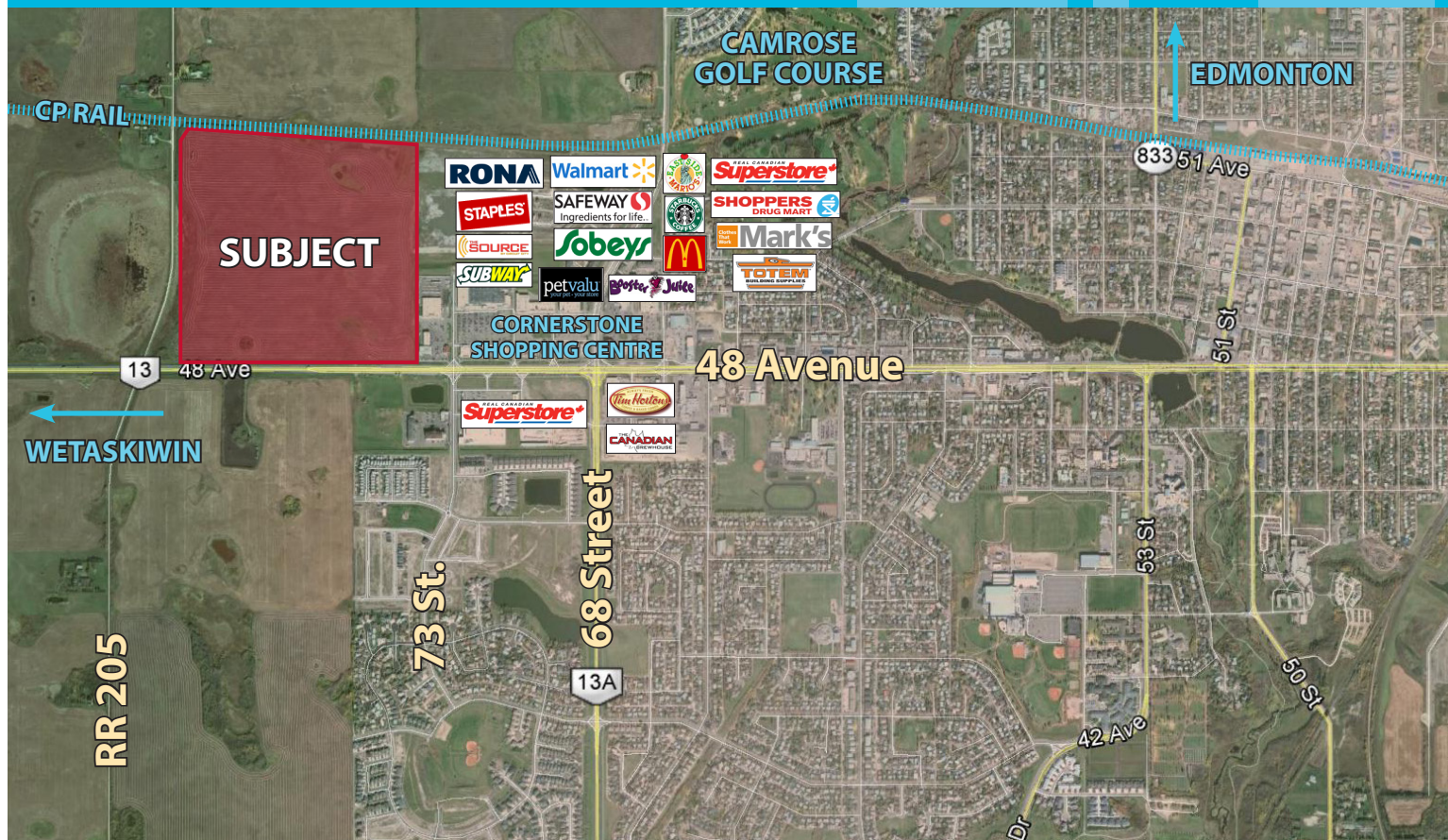


FOR SALE

±149.36 ACRES OF LAND, CAMROSE, AB



Partnership. Performance.

PARTICULARS

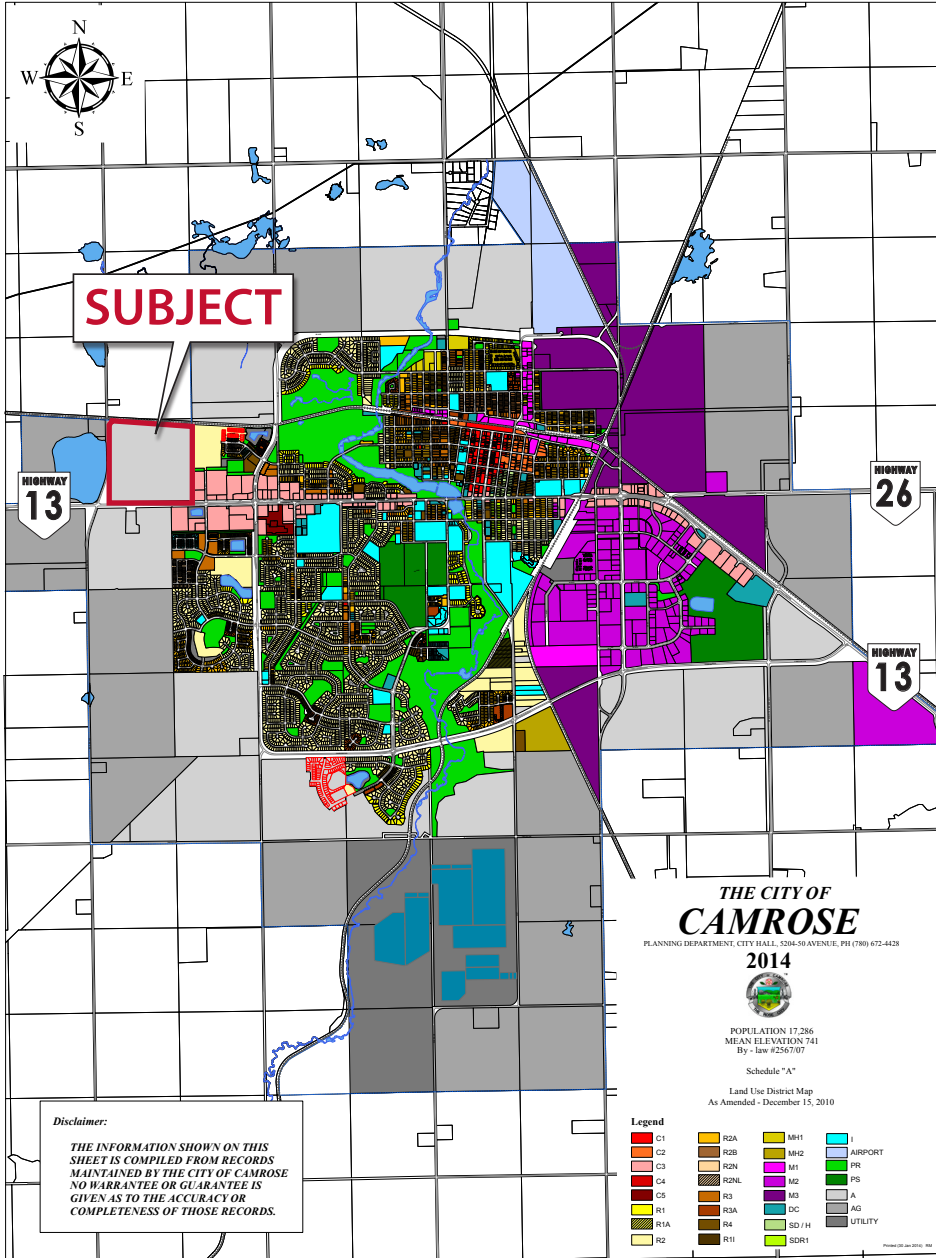
Assessment (2014)	\$358,380.00	Taxes (2014)	\$3,674.18
Legal Description:	4; 20; 47; 4; SW, that portion south of railway right of way	Current Land Use:	Agriculture
Size:	±149.36 Acres	Municipal Development Plan:	Proposed Commercial & Mixed Use and General Urban
Services:	All City services available nearby	Price:	\$6,950,000.00



Norman Lippitt, Associate
403.232.4303
norman.lippitt@avisonyoung.com

Bruce Bynoe, Principal
403.232.4302
bruce.bynoe@avisonyoung.com

FOR SALE ±149.36 ACRES OF LAND, CAMROSE, AB



City of Camrose Census 2014 Highlights

TOTAL POPULATION (2014)	18069
TOTAL POPULATION (2011)	17236
RATE OF CHANGE SINCE 2011	+4.62%
NET CHANGE SINCE 2011	833
POPULATION (0-15) 2014	3060
POPULATION (65+) 2014	3188
DWELLING COUNT (2014)	8201
DWELLING COUNT (2011)	7838
RATE OF CHANGE SINCE 2011	+4.43%
NET CHANGE SINCE 2011	363
AVERAGE # OF RESIDENCES PER DWELLING (2014)	2.20
AVERAGE # OF RESIDENCES PER DWELLING (2011)	2.19
VACANT RESIDENCES	141
RESIDENCES UNDER CONSTRUCTION	39
# OF MALES (2014)	8642
# OF MALES (2011)	8234
# OF FEMALES (2014)	9398
# OF FEMALES (2011)	9002

Camrose, Alberta

Camrose County: 7,160

Total Trading Area: 140,000

Source: City of Camrose 2014 Census & Economic Development Stats

Camrose is located approximately 100 km SE of Edmonton

Camrose, AB: Building Permits Between 2004 and 2013

TYPE	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Commercial	\$5,197,228.00	\$12,555,588.82	\$32,813,351.00	\$11,689,636.00	\$16,788,536.00	\$18,937,299.00	\$3,446,933.00	\$2,357,565.00	\$5,876,097.00	\$8,093,857.00
Industrial	\$400,000.00	\$1,937,000.00	\$5,121,990.00	\$13,636,000.00	\$11,311,355.00	\$2,291,000.00	\$906,000.00	\$2,043,220.00	\$4,701,291.00	\$2,955,385.00
Institutional	\$300,000.00	\$1,454,000.00	\$20,626,273.00	\$15,140,084.00	\$19,620,500.00	\$10,153,000.00	\$4,709,345.00	\$1,471,048.31	\$15,812,245.00	\$14,077,295.40
Residential	\$17,423,770.00	\$19,100,555.00	\$32,923,085.00	\$56,192,677.82	\$34,333,971.23	\$38,324,423.98	\$45,597,343.00	\$24,402,055.75	\$17,318,458.00	\$27,685,632.21
TOTALS	\$23,320,998.00	\$35,047,143.82	\$91,484,699.00	\$96,658,397.82	\$82,054,362.23	\$69,705,722.98	\$54,659,621.00	\$30,273,889.06	\$43,708,091.00	\$52,812,169.61



Norman Lippitt, Associate
 403.232.4303
 norman.lippitt@avisonyoung.com

Bruce Bynoe, Principal
 403.232.4302
 bruce.bynoe@avisonyoung.com