

# FOR LEASE

## CAMROSE SQUARE RETAIL SPACE

6217 - 48 AVENUE | CAMROSE, ALBERTA



### Prime Retail Units Available Immediately

Situated on the bustling 48th Avenue, Camrose Square offers an exceptional retail opportunity right next to the Camrose Composite High School.

This prime location ensures a steady flow of potential customers, making it an ideal spot for your business.

Be part of an exciting new development that includes a brand-new micro hotel, attracting additional foot traffic and enhancing the area's appeal.

Units 101-103 offer  $\pm$  2,285 square feet of fully built-out space, featuring built-in coolers ideal for a convenience or liquor store. Units 106 and 107 each have  $\pm$  1,081 square feet and can be combined for a larger space. Unit 116 offers around  $\pm$  1,400 square feet and Unit 100 features  $\pm$  2,200 square feet.

**Nicole Wells**, Associate  
Retail Leasing & Sales  
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Edmonton, Alberta T6E 4R5  
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**MUNICIPAL ADDRESS**  
6217 - 48 Avenue | Camrose, Alberta

**MAIN BUILDING SIZE**  
± 18,000 SF

**ADDITIONAL BUILDING SIZE**  
5 Suite Micro Hotel

**UNIT SIZES**

± 2,285 SF	UNIT 101, 102, 103 [Combined]
± 1,081 SF	UNIT 106, 107 [Each]
± 1,400 SF	UNIT 116
± 2,200 SF	UNIT 100

**PARKING**  
38 stalls plus nearby street parking

## LEASE DETAILS

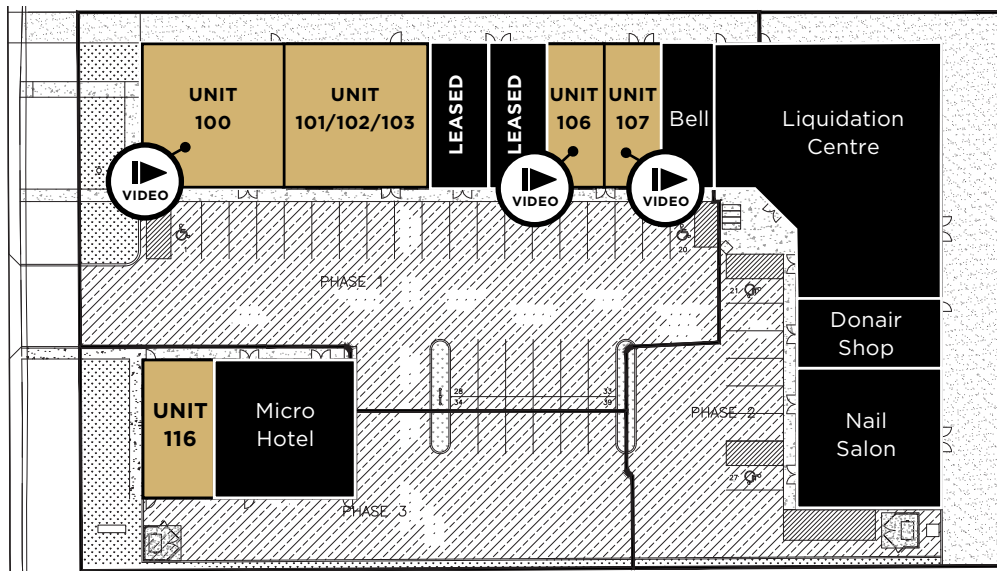
**AVAILABILITY**  
Immediate

**T.I. ALLOWANCE**  
Negotiable

**BASE RENT**  
Please contact the Listing Agent

**OPERATING COSTS**  
\$10.00 PSF (2025 BUDGET)

*Operating costs include the 2024 estimate of the proportionate share of operating costs, property taxes, building insurance, management fees. Utilities (power, water, gas) are separately metered and payable by the Tenant directly to the utility company.*



## IDEAL TENANTS



Fast Food or Restaurant



Medical or Healthcare



Liquor Store



Health & Fitness



General Retail



Professional Services

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NEIGHBOURHOOD POPULATION (5 KM   2023)	19,215
5-YEAR GROWTH FORECAST (5 KM   2023)	1.1%
AVERAGE HOUSEHOLD INCOME (5 KM   2023)	\$97,607
AVERAGE HOUSEHOLD SPENDING (5 KM   2023)	\$71,464

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 need to be independently verified by the Tenant.

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