

FOR SALE

FORMER BOYLE BUY-LOW FOODS

5127 4th Street,
Boyle, Alberta

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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THE OPPORTUNITY

- Ample parking
- Limited market offering
- Zoning allows for a wide variety of permitted uses
- Asking price: \$750,000.00
- Additional bare land adjacent to building

PROPERTY DETAILS

MUNICIPAL ADDRESS
5127 4th Street, Boyle AB

LEGAL DESCRIPTION
Plan 6626BF, Block 4, Lot 6-12
and Plan 8123224, Block 4,
Lot 6A & 7A

ZONING
DTC (Downtown Core District)

NEIGHBOURHOOD
Downtown

BUILDING SIZE
7,930 SF

ADDITIONAL LAND
13,650 SF

PROPERTY TAXES
\$11,092.48 (2023)



ADDITIONAL LAND



CLICK TO VIEW
WALKTHROUGH VIDEO



DEMOGRAPHICS



1km
765

POPULATION

3km
885

5km
1,069



1km
340

HOUSEHOLDS

3km
394

5km
480



AVERAGE INCOME

1km
\$107,014

3km
\$76,576

5km
\$78,843



VEHICLES PER DAY (2023)

2,860 on Highway 63
1,640 on Taylor Road
2,140 on Highway 831



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