



PRICE REDUCED

FOR SALE

4901 ROYAL STREET

CORONATION, ALBERTA



4901 ROYAL STREET



PROPERTY DETAILS

Municipal Address:	4901 Royal Street, Coronation AB
Legal Owner:	The Toronto Dominion Bank
District:	Downtown
Asking Price:	\$375,000 NOW \$325,000
Building Area:	±3,520 sf
Parking:	4 stalls at the rear

PROPERTY HIGHLIGHTS

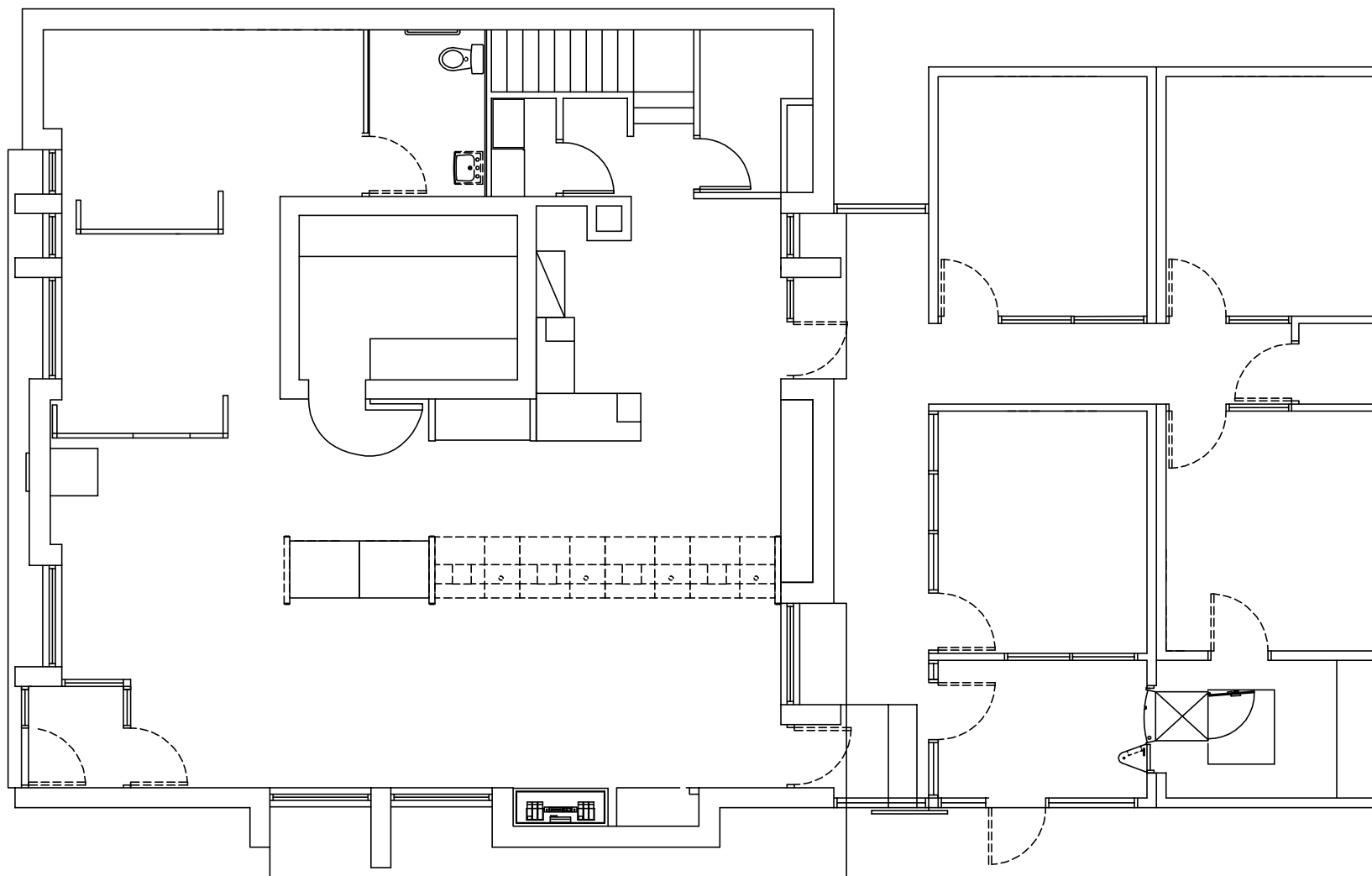
- Stand alone retail building
- Frontage/exposure to Royal Street & Victoria Avenue
- 4 parking stalls



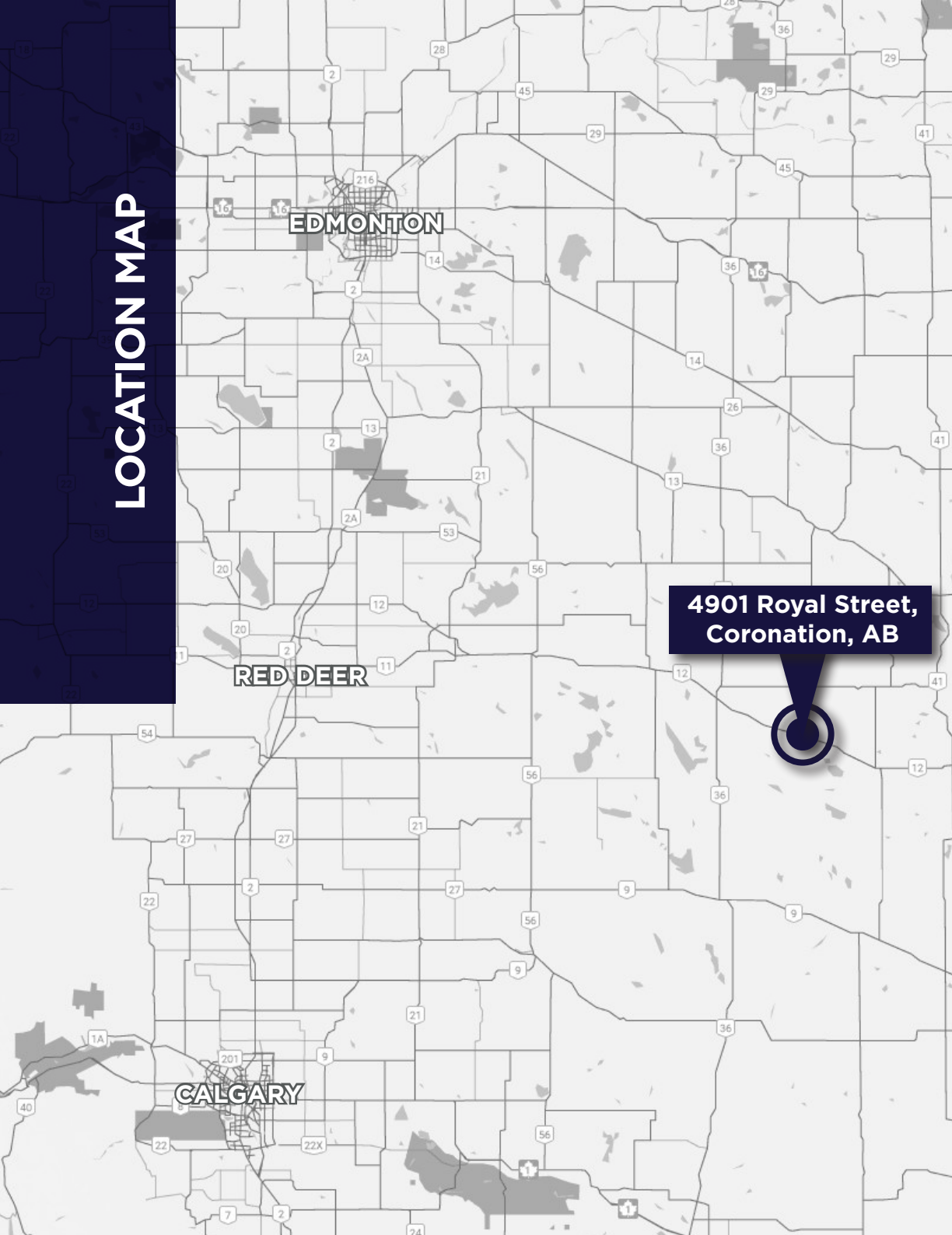
FLOOR PLAN

4901 Royal Street, Coronation, AB

3,520 sf



LOCATION MAP



DEMOGRAPHICS

	1 KM	5 KM	10 KM
Population:	565	905	1,024
Daytime Population:	301	498	569
Avg House-hold Income:	\$85,533	\$85,901	\$86,538
Avg Age:	45.5	45.1	44.5

NEARBY AMENITIES

- Coronation Value Drug Mart
- Lions Recreation Centre
- Coronation Family Foods
- Big Mama's Smokehouse & Grill
- Tasty Mill Restaurant & Lounge
- Coronation Community Centre
- Coronation Motel
- Coronation Golf Club
- Coronation Memorial Arena
- Coronation Swimming Pool
- Coronation Hospital and Care Centre

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