

CAMROSE SHOPPING CENTRE

6608 48 Avenue, Camrose, AB



Grocery Anchored Shopping Centre

JOIN SAVE ON FOODS

EXPANSION OPPORTUNITY ADJACENT TO SAVE ON FOODS

NEW DRIVE-THRU OPPORTUNITY

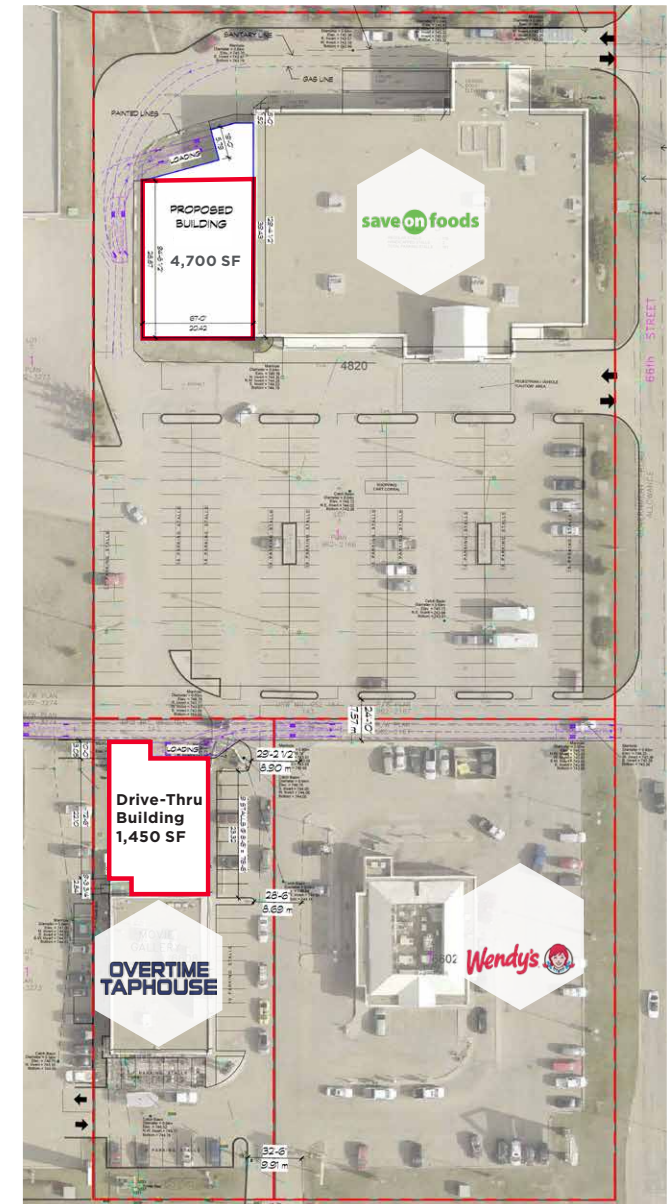
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PROPERTY HIGHLIGHTS

- High visibility Shopping Centre in the heart of the 48 Avenue retail corridor in Camrose
- Excellent parking and access
- Retail customer draws in the immediate area include Save On Foods, Overtime Taphouse, Tim Horton's, Wendy's and Alberta Motor Association
- Many other customer generators in the area, including Wal Mart, Shoppers Drug Mart, Superstore, Safeway and Canadian Tire
- New 1,450 SF free standing drive- thru available
- New 4,700 SF building adjacent to Save On Foods available, can be demised



- Population of Camrose over 21,561 (2025 | 5km)
- Average income: \$115,343 (5 km)

PROPERTY DETAILS

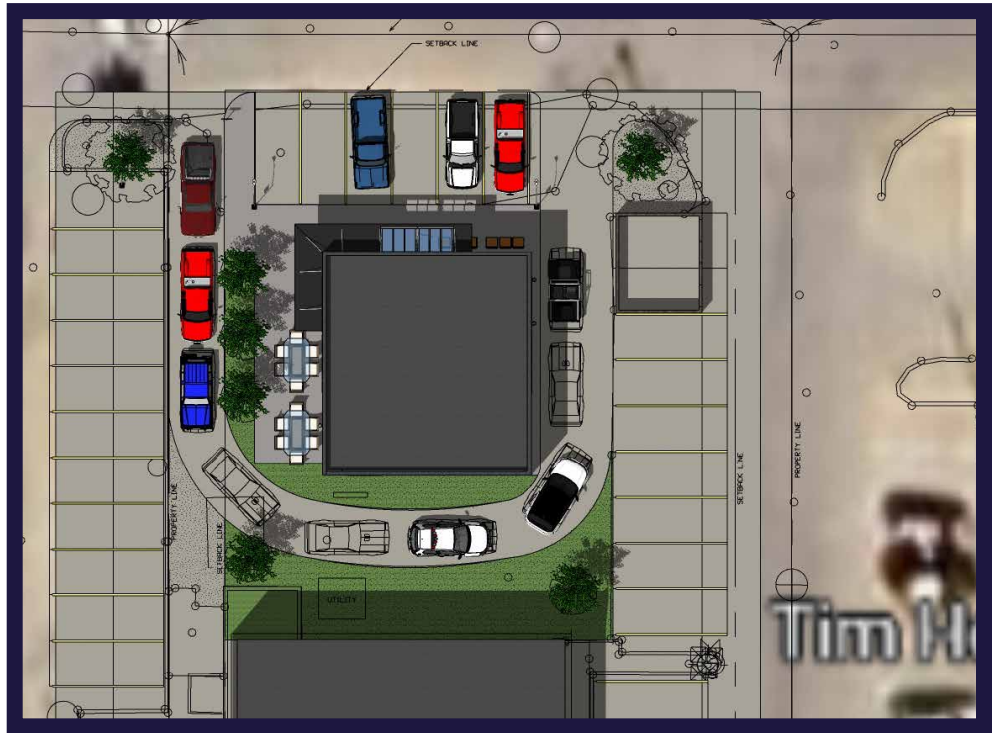
EXPANSION OPPORTUNITY:

- Up to 4,700 SF (approx.) available adjacent to Save On Foods (can be demised)
- Up to 1,450 SF (approx.) available with drive-thru just north of Overtime Taphouse

OPERATING COSTS:

- Estimate at \$13.00 per SF (est. 2025)
- Zoning: C3

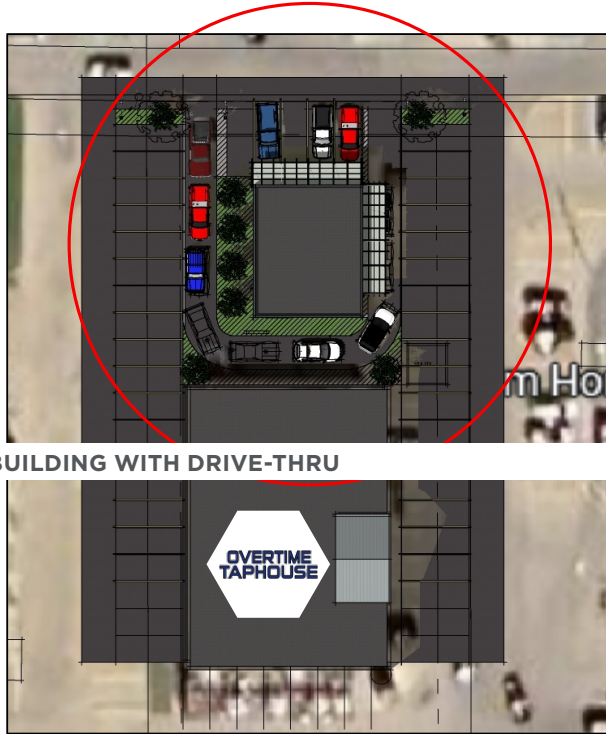




NEW DRIVE-THRU AVAILABLE



NEW BUILDING WITH DRIVE-THRU



CAMROSE - CONCEPT FOR DRIVE-THRU NEAR SAVE-ON FOODS



CONCEPT PLAN

