



Two Units Remaining
Brand New Retail Centre, Camrose Plaza

PROPERTY HIGHLIGHTS

- » **High-Traffic Location:** Located at a signalized intersection with 20,000+ vehicles daily, offering excellent visibility.
- » **Flexible Retail Units:** 1,300 – 2,600 SF spaces available, ideal for various retail or service businesses.
- » **On-Site Amenities:** Includes a Fas Gas station, convenience store, and EV charging stations to boost foot traffic.
- » **Modern Design & Zoning:** Features premium finishes and C2 zoning, allowing a wide range of commercial uses.

LEASE DETAILS

LEASABLE AREA	Unit 4: ±1,300 SF Unit 5: ±1,300 SF
LEASE RATE	Market
OP COSTS	\$9.00 PSF
ZONING	C2 Commercial Highway District
PARKING	13 Dedicated stalls
OCCUPANCY	Immediate

October 29, 2025

For more info,
please contact:



Stan Sandhu
+1 587-223-7653
stan@stansandhu.com

Loveleen Bhatti, Executive VP
+1 403 973 4360
lbhatti@naiadvent.com

Roseleen Bhatti, Executive VP
+1 403 605 2294
rbhatti@naiadvent.com



DEMOGRAPHICS

Camrose Plaza offers excellent accessibility, situated just off 48 Avenue—a major east-west corridor—providing smooth connections across the city. The location benefits from nearby public transit options, walkable access to parks, schools, and shopping, and is part of a well-served area with ample parking and modern infrastructure.



\$65,000
AVG HOUSEHOLD INCOME



20,000±
POPULATION



20,000+
TRAFFIC COUNT



8,500
HOUSEHOLDS

For more info,
please contact:



Stan Sandhu
+1 587-223-7653
stan@stansandhu.com

Loveleen Bhatti, Executive VP
+1 403 973 4360
lbhatti@naiadvent.com

Roseleen Bhatti, Executive VP
+1 403 605 2294
rbhatti@naiadvent.com

SITE PLAN



For more info,
please contact:



Stan Sandhu
+1 587-223-7653
stan@stansandhu.com

Loveleen Bhatti, Executive VP
+1 403 973 4360
lbhatti@naiadvent.com

Roseleen Bhatti, Executive VP
+1 403 605 2294
rbhatti@naiadvent.com

PROPERTY LOCATION



THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH NAI ADVENT DEEMS RELIABLE, HOWEVER, NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.

For more info,
please contact:



Stan Sandhu
+1 587-223-7653
stan@stansandhu.com

Loveleen Bhatti, Executive VP
+1 403 973 4360
lbhatti@naiadvent.com

Roseleen Bhatti, Executive VP
+1 403 605 2294
rbhatti@naiadvent.com