



NAICommercial

FOR SALE
Government Leased
Investment Property

**NEW 10 YEAR
LEASE EXTENSION**

Danny Su

Associate, Investments
604 691 6678
dsu@naicommercial.ca

Mike Grewal

Senior Vice President
604 694 7200
mike.grewal@colliers.com

Dylan Sohi

Senior Vice President
604 661 0818
dylan.sohi@colliers.com

4807 50th Avenue
St. Paul, AB

NAICommercial



1075 W Georgia St, Suite 1300, Vancouver, BC V6E 3C9
+1 604 683 7535 | naicommercial.ca

Salient Details

Address

4807 50th Avenue
St. Paul, AB T0A 3A2

Legal Address

Plan 2945AD Block Eight (8)
The West Half of Lot Two (2)
And the whole of Lot Three (3)

Site Area

10,500 SF

Building Area

3,482 SF

Zoning

C1: Central Commercial

Tenant

Service Canada

Current Lease Term

June 1, 2022 to May 31, 2027

Zoning

C1: Central Commercial

Current Gross Rent

\$110,312 per year

New Lease Term

June 1, 2027 to May 31, 2037

Asking Price

\$1,100,000

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Colliers

Opportunity

NAI Commercial and Colliers present an opportunity to purchase a single-tenanted freestanding building leased to Service Canada with a long-term lease in place until May 2037. The building is meticulously maintained and enjoys direct exposure to 50 Avenue (Highway #29), a significant arterial road in the area. The property is conveniently surrounded by a wide range of amenities, including restaurants, personal services, and leisure/recreation options, all within walking distance.

Location Overview

4807 50th Avenue presents an appealing opportunity for commercial real estate owners seeking a strategic investment. Its central position within a thriving commercial hub, accessibility to major travel routes, and potential for future development make it an attractive choice for those aiming to maximize their investment and establish a significant presence in a community with both local and regional business potential. This property offers both immediate returns and long-term growth prospects with a government tenancy in place.

HIGHLIGHTS



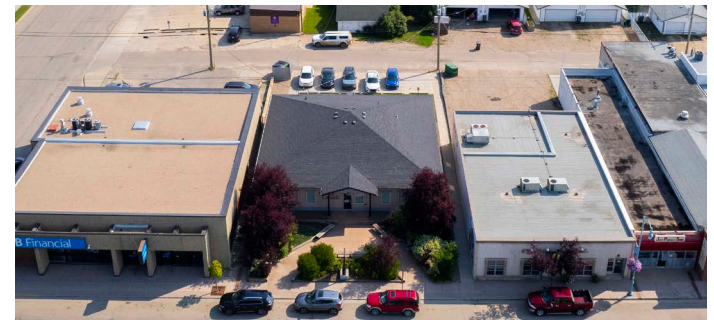
Close to Transit



Numerous
Restaurants & Cafes



Strong Covenant



Town Amenities



- | | | |
|---|--|-----------------------------------|
| 1. Kal Tire | 10. Service Credit Union | 19. Sobeys |
| 2. U-Haul | 11. Fields | 20. Boston Pizza |
| 3. Mobil | 12. St. Therese - St. Paul Healthcare Centre | 21. The Brick |
| 4. Royal Canadian Mounted Police (RCMP) | 13. Dairy Queen Grill & Chill | 22. Cornerstone Co-op Food Store |
| 5. St Paul Municipal Library | 14. Esso | 23. Home Hardware Building Centre |
| 6. 7-Eleven | 15. Subway | 24. Dodge Dealership |
| 7. CIBC | 16. McDonald's | 25. Canadian Tire |
| 8. TD Bank | 17. A&W | 26. Shoppers Drug Mart |
| 9. ATB Financial | 18. Tim Hortons | 27. Dollarama |



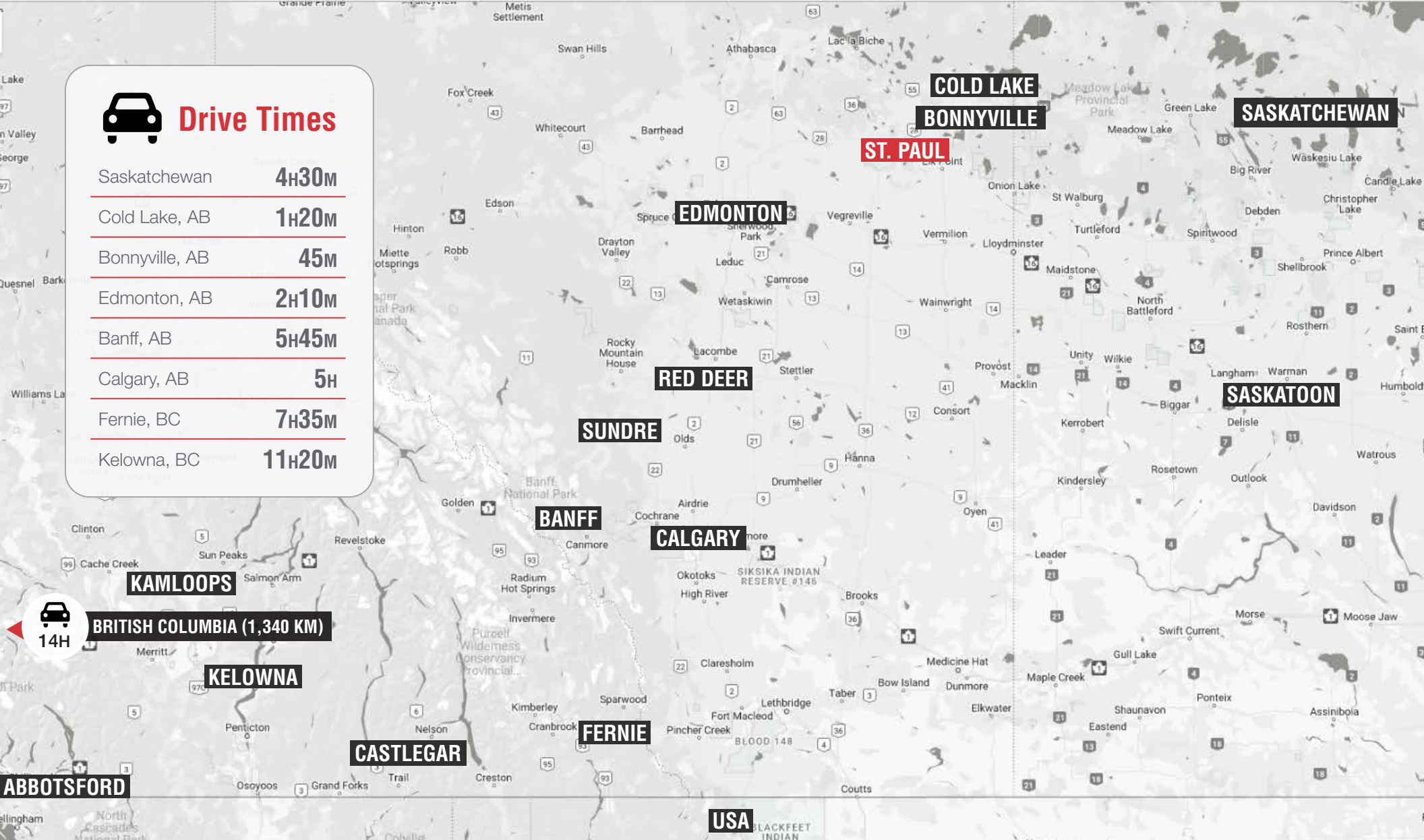
Drive Times

Saskatchewan	4H30M
Cold Lake, AB	1H20M
Bonnyville, AB	45M
Edmonton, AB	2H10M
Banff, AB	5H45M
Calgary, AB	5H
Fernie, BC	7H35M
Kelowna, BC	11H20M



14H

BRITISH COLUMBIA (1,340 KM)



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