



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

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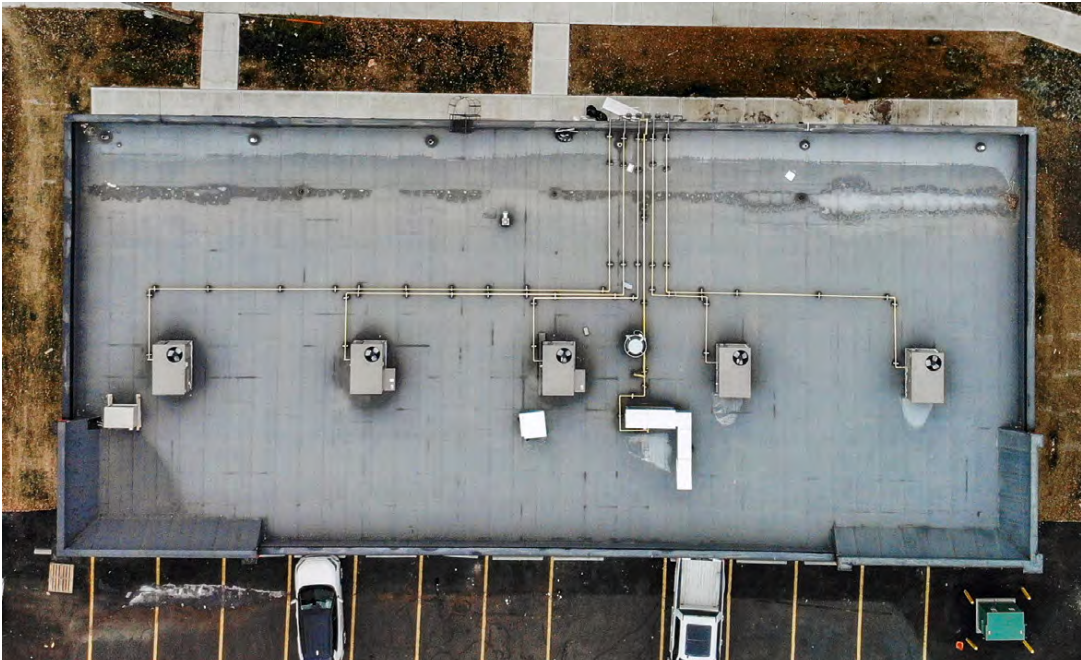
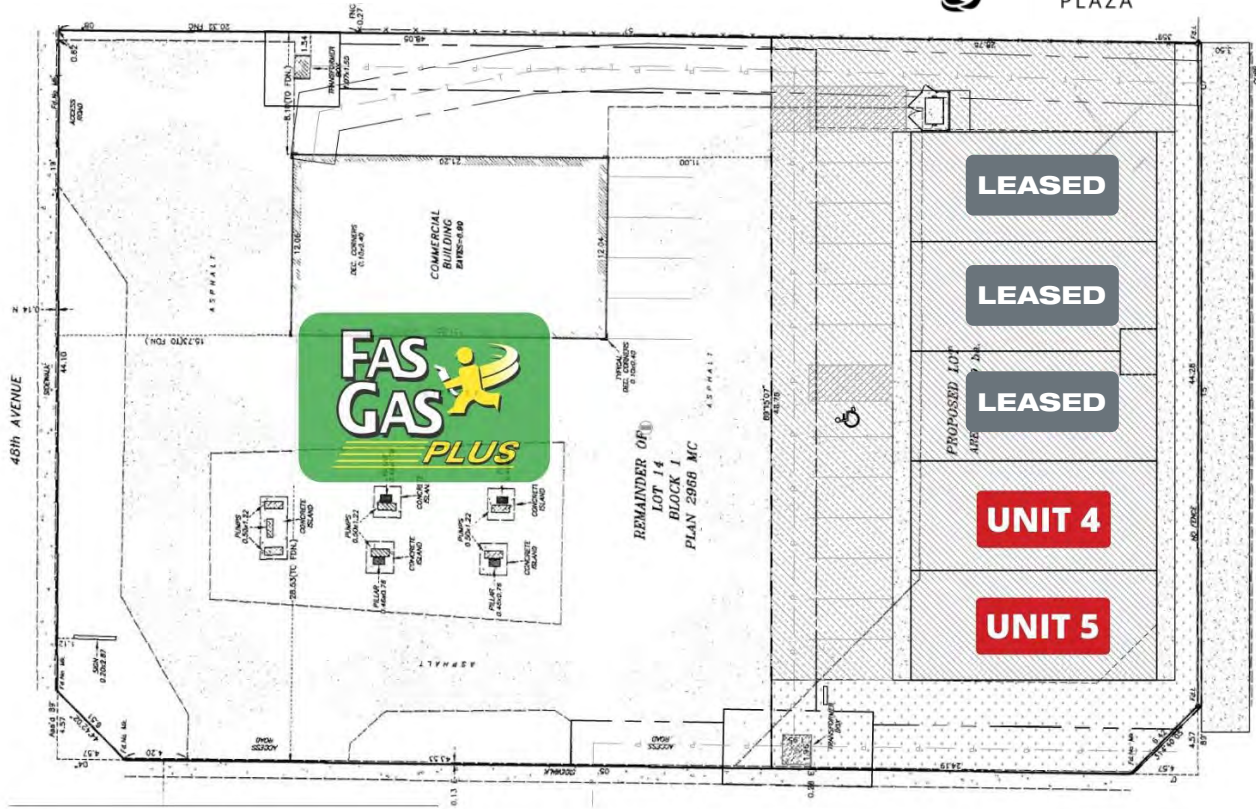


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SITE PLAN



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PROPERTY LOCATION



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