

For Lease
Exposure
Highway Retail



5616/18 - 48 Avenue Camrose, Alberta

Property Features

- Up to 3,246 sq.ft.± of retail warehouse showroom
- Demising options available
- Fronting the main highway (Highway 13) in the heart of Camrose
- High exposure opportunity
- Close to many amenities
- Ample parking



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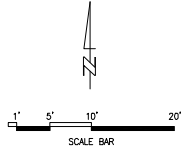
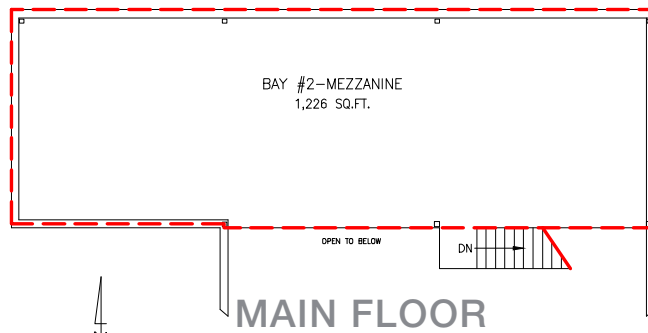
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For Lease
Mirror Lake Plaza

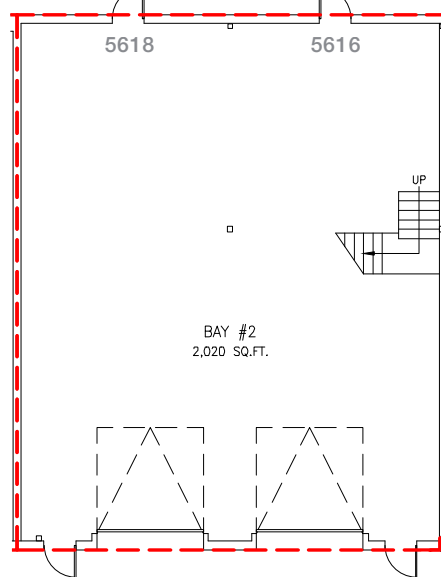
Lease Information

SPACE AVAILABLE	2,020 sq.ft. main floor <u>1,226 sq.ft. mezzanine</u> 3,246 sq.ft. total *Note: Space can be demised
ZONING	C2 (Highway Commercial)
DELIVERY	Grade loading doors
NET RENTAL RATES	Main: \$12.00/sq.ft. Mezzanine: \$8.00/sq.ft.
AVAILABLE	Immediately
OPERATING COSTS	\$8.95/sq.ft. (2024/25 estimate) Includes building insurance, common area maintenance, property taxes and utilities (gas, water and power). Plus 5% management fee.
LEASE TERMS	3 - 10 years

MEZZANINE



MAIN FLOOR



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