

LAND FOR SALE

11,840 SF

BENTLEY LAND

5001 50 Avenue | Bentley | AB

HIGH EXPOSURE CORNER COMMERCIAL
LAND PARCEL



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- Located in the heart of Bentley's Downtown core
- Ideally suited for commercial and residential development
- Bentley offers low property tax and operating costs
- Close proximity to major transportation routes and a 30-minute drive to Red Deer

PROPERTY FEATURES

Vacancy	11,840 SF
Available	Immediately
Address	5001 50 Avenue, Bentley, AB
Legal	Plan 5319CG, Block 17, Lots 1 & 2
Zoning	Commercial (C)
Sale Price	\$120,000.00
Property Taxes	TBC

DEMOGRAPHICS

208,912

DAYTIME POPULATION

1,168 residents
1,168 daytime population
4.1 % projected growth (2024-2029)

\$77,687

AVERAGE HOUSEHOLD INCOME

30.7% earn \$60-100,000
26.6% earn \$100,000+

32.5%

60+ YRS

0-19 yrs = 21.0%
20-39 yrs = 20.1%
40-59 yrs = 26.3%

