

# Economy & Industry Spotlight

2023



# At a Glance



333

sunny days per year  
(average)

32 km

maintained trails



## Alberta



23.8

acres of  
developable  
commercial land

3.3%

unemployment rate  
Oct 2023

7,010

people with post  
secondary qualification

506

acres of  
developable  
industrial land

\$92,300

average household income

9,245

labour force size  
2021



+895

net commuter  
flow



75 km

to Edmonton  
International Airport



100,000

approximate  
trading area

19,847

2022 population



45

new businesses  
in 2022

\$16,745

City grant  
funding awarded  
contributing to

\$48,490

façade  
improvement  
value



residential building starts

26

single family

5

single family

32

apartment/  
duplex units

2022

51

apartment/  
duplex units

2023



0.60%

residential vacancy rate

8,621

dwelling units

# About Camrose

“Camrose isn’t just a great place for business. It’s also a lovely place to live.”

The City of Camrose, located in the heart of Central Alberta with a population of approximately 20,000 people, is a unique city with a rich history and a modern vibrancy. Built upon Indigenous traditional hunting grounds and grown through a wave of Scandinavian immigration, Camrose became a confluence for railway goods and passenger transportation that still supports an extensive agriculture industry.

With a trading area of 100,000, the City is experiencing an unprecedented boom as existing businesses expand and new businesses are jumping on economic opportunities. Camrose has cemented its position as a regional hub for commerce, recreation, health care, and education.

Camrose is a city alive with activity. The diverse and thriving arts and culture scene offers entertainment and creative opportunities all year round. Two live production theatres host unique performances, providing a stage for everyone from local artisans to professional touring companies.

The gorgeous Stoney Creek river valley that winds through the City is a nature reprieve and playground for year-round outdoor enthusiasts who hike, mountain bike, paddle on the lake, and cross-country ski. Competition-level recreational facilities host everything from local club practices and tournament play to world class, televised events.

Between robust health care services and great schools, small town warmth and big city amenities, Camrose is an exceptional place to live and raise a family.



## Top labour contributing industries

Health Care and Social Assistance

19%

Retail Trade

15%

Construction

8%

Accommodation and Food Services

7%

Manufacturing

6%



# Health Care & Education

## Health Care

The City of Camrose is a leader in rural health care with a network of innovative professionals. Camrose is one of the 44 communities in Alberta with a Primary Care Network (PCN) along with a major hospital, Covenant Health St. Mary's, and a robust selection of health clinics and support services.

Camrose demonstrates leadership in the rural health care sector by hosting numerous pilot projects in the community including: COPD Home Health Monitoring program, Hospitalists Program, Stroke Intervention Program, Community Cancer Centre, Community Paramedic Program, and the Nav-CARE Program.

23% of Camrosians are 65 years old and above. Retirees are migrating to Camrose because of the quality and density of health care services available along with robust recreational and entertainment options.

### MAJOR HEALTH CARE PROVIDERS & RELATED BUSINESSES

- Covenant Health St. Mary's Hospital
- Camrose Primary Care Network
- Gemini Health Medical Clinic
- Smith Clinic and Walk-In Clinic
- The Bethany Group
- The Camrose Association for Community Living
- Healthy Living Centre

### INVESTMENT OPPORTUNITIES

- Mental health support
- Mobile teams
- Off-site service facility (EKG, MRI, X-ray, Holter testing, stress testing, ultrasound)
- Food care specialist
- Rehabilitation facility



## Education

The City of Camrose has over 3,000 students enrolled in K-12 studies. There are 11 schools located throughout the City, some offering French Immersion and other specialty programs.

There are over 1,000 students enrolled in post-secondary studies at the University of Alberta Augustana Campus and about 30 students attending the Canadian Lutheran Bible Institute (CLBI) campus.

**19% of people in Camrose are employed in Health Care and Social Assistance industries.**

# Retail

Camrose has a small town warmth with big city amenities. Retail is a major employment sector, making up 15% of the jobs sector. From big box stores to unique boutiques, Camrose has it all! Businesses in Camrose include retail, professional and service sectors and range in size from one-person operations to companies employing many people. Camrose is a major regional shopping hub drawing consumers from over 100km away. Duggan Mall hosts a diverse range of businesses with a cinema, walk-in health care clinic, and a selection of clothing, jewelery, and local products. Weekly farmers markets bring the community together to connect producers and customers.

## MAJOR RETAILERS

- Canadian Tire
- Home Hardware
- Rona
- Safeway
- Save-on-Foods
- Staples
- Superstore
- Walmart
- Wild Rose Co-Op
- Winners



## Historic Downtown

The historic downtown is known for hosting unique shopping experiences with everything from clothing and furniture to international grocery and specialty stores. Downtown Camrose has over 300 businesses waiting to be explored!

## INVESTMENT OPPORTUNITIES

- Engineering & technology
- Legal & accounting
- Agronomy & agriculture related consulting services
- Computer system design
- Scientific research and development
- Specialized design or architectural services
- Entertainment & indoor recreation
- Adventure & camping specialty store
- Crafting supplies store



# Manufacturing & Construction

## Manufacturing

The manufacturing industry in Camrose is well positioned for growth with a steady population increase, significant trading area and exceptional quality of life. Demand for manufacturing services are growing as Camrose is a regional hub for agriculture and oil & gas sectors. With competitive land, construction, and tax costs as well as efficient development and building permit process, Camrose has made it easy for investors to enter the manufacturing industry.

Camrose is supported by a strong agriculture sector and is surrounded by 4.7 million acres of highly productive farmland. Agricultural manufacturing is highly sought after in this region and is an emerging sector supported by skilled workers from the oil & gas sector as well as the nearby post-secondary institutions.

### MAJOR MANUFACTURING & CONSTRUCTION BUSINESSES

- Align Builders
- Cargill Canola Processing
- Meridian Manufacturing
- Perma-Pipe Canada Ltd.
- Shaw Pipe Protection Ltd.
- Viterra Inc.

### INVESTMENT OPPORTUNITIES

- Agri-processing facility manufacturing
- Dynamic manufacturing
- Primary agriculture manufacturing
- Oil & gas manufacturing

Camrose is well connected with access to the US border in under six hours and access to CN and CP rail service.



## Construction

Construction companies operating in Camrose are busy! There is steady demand for residential single family, duplex, and apartment complex housing starts. On top of the residential building demand, commercial and industrial renovations, expansions, and new developments are exceeding expectations. Recent municipal investments in infrastructure includes a new Wastewater Treatment Plant (\$44.2 million), a major renovation project on the Mayer Aquatic Centre (\$17.2 million), and many road and utilities modernization projects.

**Did you know:**  
**There is no Machinery and Equipment Municipal Tax in Camrose?**



# Value-Added Agriculture

## Industry Spotlight

Camrose is integrally connected to the regional agriculture industry which is comprised of 4.7 million acres of farmland. There is a growing international market for value-added products with increased consumer demand for healthy, nutrient-rich, convenient products, combined with the global food demand expected to increase by 70% by 2050. Surrounded by rich cropland, Camrose already supports an emerging agri-manufacturing and agri-business industry with room for expansion and diversification. The agriculture community, generational knowledge of the agriculture industry, and well educated workforce make Camrose a prime location for value-added agriculture. The top crops produced in the Camrose region are Canola, Wheat, Barley, Peas, Alfalfa, and Oats.



**The Camrose region has 968 farms and over 625,000 acres of cropland.**



## MAJOR CROP AND LIVESTOCK PRODUCT AND SERVICE PROVIDERS

- Cargill (canola crush plant)
- Sodium Solutions
- Viterra Inc.
- UFA Farm & Ranch Supply

Camrose is connected to the high load corridor, major highways, and CN and CP rail service.

## INVESTMENT OPPORTUNITIES

- Food & beverage manufacturing
- Cereal crop processing
- Meat processing
- Bakery
- Food ingredient processing

Camrose has access to over 3.3 million Albertans within a 300km radius on major transportation corridors, making it an advantageous location for food distribution.





## Invest in Camrose

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CITY OF  
**Camrose**