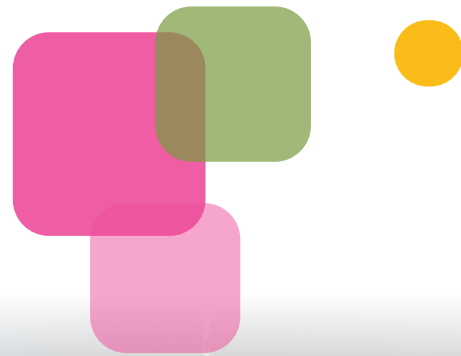


Economy & Industry Spotlight



About Camrose

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 130,000, 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.

EXPLORE OUR TRAILS



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



Top labour contributing industries

Health Care and Social Assistance

Retail Trade

Construction

Accommodation and Food Services

Manufacturing

19%

16%

8%

7%

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.



PHOTO CREDIT: AUGUSTANA

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



Retail & Tourism Cluster

Camrose has a small town warmth with big city amenities. Retail is a major employment sector, making up 16% 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.

Shopping Hubs

Duggan Wellness Centre (formerly 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.

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!



PHOTO CREDIT: BRA NECESSITIES

RETAIL 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

MAJOR RETAILERS

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



Tourism Investment Opportunities

WHO IS VISITING ALBERTA?

Alberta is outpacing the rest of Canada significantly with Alberta's international visitation a full 16% ahead of Canada's overall growth from these international markets. With initial market research completed, here are the **top 10 tourism investment opportunities** in Camrose:

- | | |
|--|---------------------------|
| • Ag Tourism Family Destination | • Transportation Services |
| • Boutique Retail | • Viking Dinner Theatre |
| • Family Sports Facility | • Wedding Venue |
| • Golf Tour | |
| • Nordic Spa | |
| • Outdoor Gear Retail | |
| • Summer Rental & Visitor Information Operations | |

LEARN MORE



Manufacturing & Construction

4

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.

Did you know:

There is no Machinery and Equipment Municipal Tax in Camrose?



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.



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.

Location Advantages

HIGHWAY TRANSPORTATION

Camrose is located in East Central Alberta within Camrose County, 95km southeast of the provincial capital city, Edmonton. The City of Camrose is positioned along Highway 13, Highway 26, and Highway 833.

High Load Corridors

- 8.4km from Highway 21 (west)
- 41km from Highway 14 (north)
- 66km from Highway 36 (east)

RAIL SERVICE

Camrose is serviced by both major railway companies with interchange capability between them.

Canadian National Railway (CN) runs north/south with primary connection points being Edmonton and Calgary. CN tracks feed directly into the Calgary CN Hub.

Canadian Pacific Railway (CPKC) runs east/west through Camrose with connections to Edmonton and Calgary via Wetaskiwin. CPKC tracks feed directly into the Edmonton CPKC Hub. This rail line also branches west to the Saskatchewan border.

Battle River Railway (BRR) is a new generation cooperative, shortline railway, southeast 84 km (52 miles) from Camrose to Alliance. Battle River Railway serves its agriculture and industrial customers on a weekly basis with three core services: tourism, train car storage, and commodity transportation.



MAJOR CROP AND LIVESTOCK PRODUCT AND SERVICE PROVIDERS

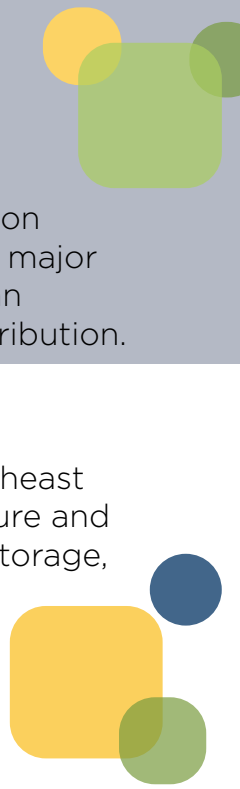
- Cargill (canola crush plant)
- Sodium Solutions
- Viterra Inc.
- UFA Farm & Ranch Supply

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

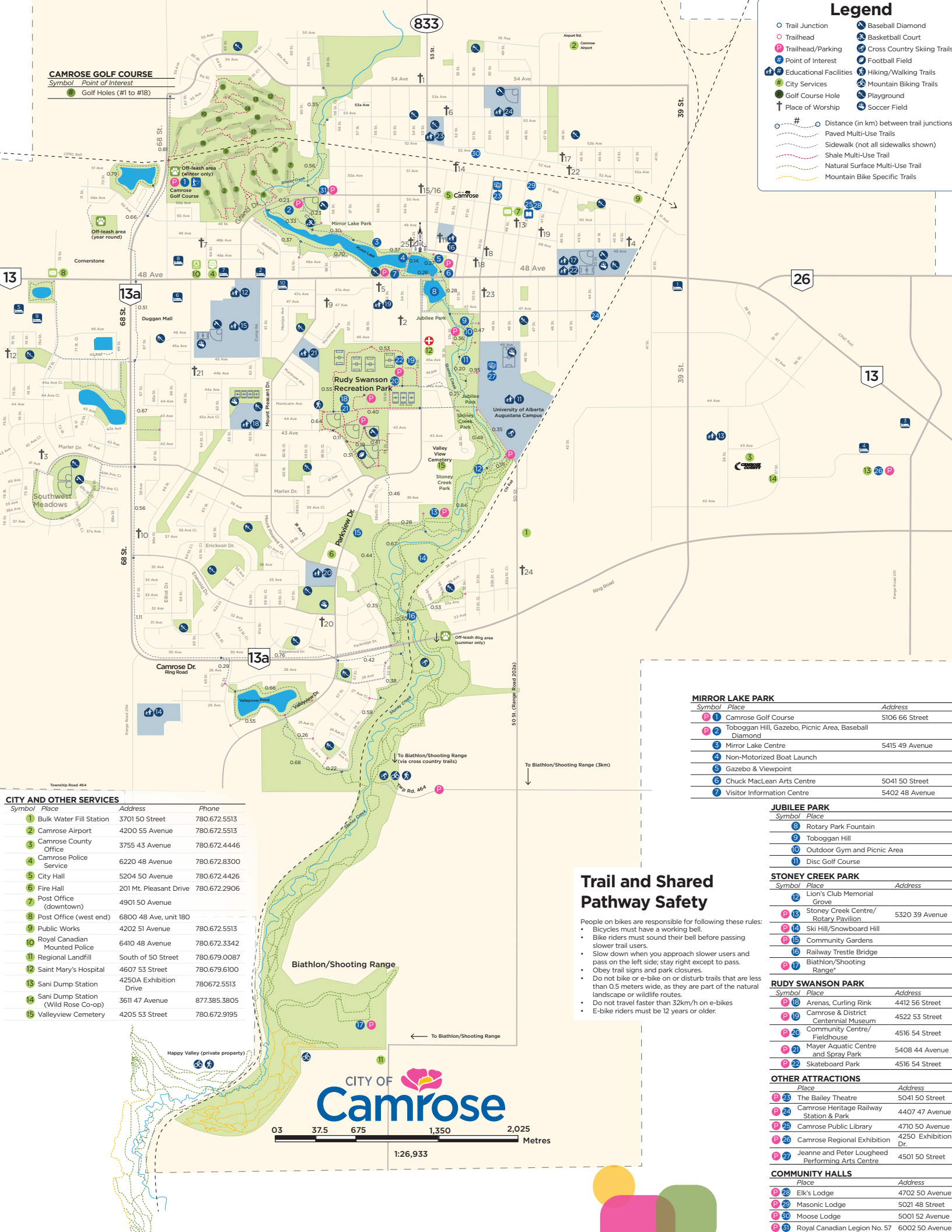
Camrose has access to over 3.3 million Albertans within a 300km radius on major transportation corridors, making it an advantageous location for food distribution.



Legend

- Trail Junction
- Trailhead
- Trailhead/Parking
- Point of Interest
- Educational Facilities
- City Services
- Golf Course Hole
- Place of Worship
- Distance (in km) between trail junctions
- Paved Multi-Use Trails
- Sidewalk (not all sidewalks shown)
- Shale Multi-Use Trail
- Natural Surface Multi-Use Trail
- Mountain Bike Specific Trails
- Baseball Diamond
- Basketball Court
- Cross Country Skiing Trails
- Football Field
- Hiking/Walking Trails
- Mountain Biking Trails
- Playground
- Soccer Field

CAMROSE GOLF COURSE
 Symbol Point of Interest
 Golf Holes (#1 to #18)



MIRROR LAKE PARK

Symbol	Place	Address
	Camrose Golf Course	5106 66 Street
	Toboggan Hill, Gazebo, Picnic Area, Baseball Diamond	
	Mirror Lake Centre	5415 49 Avenue
	Non-Motorized Boat Launch	
	Gazebo & Viewpoint	
	Chuck MacLean Arts Centre	50-41 50 Street
	Visitor Information Centre	5402 48 Avenue

JUBILEE PARK

Symbol	Place
	Rotary Park Fountain
	Toboggan Hill
	Outdoor Gym and Picnic Area
	Disc Golf Course

STONEY CREEK PARK

Symbol	Place	Address
	Lion's Club Memorial Grove	
	Stoney Creek Centre/ Rotary Pavilion	5320 39 Avenue
	Ski Hill/Snowboard Hill	
	Community Gardens	
	Railway Trestle Bridge	
	Biathlon/Shooting Range	

RUDY SWANSON PARK

Symbol	Place	Address
	Arenas, Curling Rink	4412 56 Street
	Camrose & District Centennial Museum	4522 53 Street
	Community Centre/ Fieldhouse	4516 54 Street
	Mayer Aquatic Centre and Spray Park	5408 44 Avenue
	Skateboard Park	4516 54 Street

OTHER ATTRACTIONS

Place	Address	
	The Bailey Theatre	5041 50 Street
	Camrose Heritage Railway Station & Park	4407 47 Avenue
	Camrose Public Library	4710 50 Avenue
	Camrose Regional Exhibition Dr.	4250 Exhibition Dr.
	Jeanne and Peter Lougheed Performing Arts Centre	4501 50 Street

COMMUNITY HALLS

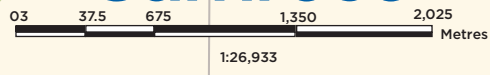
Place	Address	
	Elk's Lodge	4702 50 Avenue
	Masonic Lodge	5021 48 Street
	Moose Lodge	5001 52 Avenue
	Royal Canadian Legion No. 57	6002 50 Avenue

Trail and Shared Pathway Safety

- People on bikes are responsible for following these rules:
- Bicycles must have a working bell.
 - Bike riders must sound their bell before passing slower trail users.
 - Slow down when you approach slower users and pass on the left side; stay right except to pass.
 - Obey trail signs and park closures.
 - Do not bike or e-bike on or disturb trails that are less than 0.5 meters wide, as they are part of the natural landscape or wildlife routes.
 - Do not travel faster than 32km/h on e-bikes
 - E-bike riders must be 12 years or older.

CITY AND OTHER SERVICES

Symbol	Place	Address	Phone
	Bulk Water Fill Station	3701 50 Street	780.672.5513
	Camrose Airport	4200 55 Avenue	780.672.5513
	Camrose County Office	3755 43 Avenue	780.672.4446
	Camrose Police Service	6220 48 Avenue	780.672.8300
	City Hall	5204 50 Avenue	780.672.4426
	Fire Hall	201 Mt. Pleasant Drive	780.672.2906
	Post Office (downtown)	4901 50 Avenue	
	Post Office (west end)	6800 48 Ave, unit 180	
	Public Works	4202 51 Avenue	780.672.5513
	Royal Canadian Mounted Police	6410 48 Avenue	780.672.3342
	Regional Landfill	South of 50 Street	780.679.0087
	Saint Mary's Hospital	4607 53 Street	780.679.6100
	Sani Dump Station	4250A Exhibition Drive	780.672.5513
	Sani Dump Station (Wild Rose Co-op)	3611 47 Avenue	877.385.3805
	Valleyview Cemetery	4205 53 Street	780.672.9195



At a Glance

Invest in Camrose

E: econdev@camrose.ca

P: 780.678.3025

Visit us online www.camrose.ca/ecdev

\$276,000

median single family home price
2024

326

sunny days per year
2024



86%



workforce with education
above high school

8,781

dwelling units
2023

154

building starts
2024

↑ from 78
(2023)

625,481

acres of cropland
2021



20,587

people living in Camrose
2024

18

minute average commute
2024



70+

kilometers of trails
paved, mountain bike, ski, etc.

66%

home owners
2023



36

new businesses
2024

713

businesses
not including home based and
regional businesses

5.40%

unemployment rate
April, 2025

1375m

Camrose Airport
runway length



75

kilometers to YEG
(Edmonton International Airport)

9,245

labor force
2021

+895

net commuter flow
2021



130,600

estimated trading area
2024



\$77k

median
household
income
2024

10.9

Mbps
Median Upload Speed

56.7

Mbps
Median Download Speed

28.1

milliseconds
Average Latency



Railways

CPKC Interchanges
Canadian National Railway
Battle River Railway
With an opportunity for a transloading facility

Alberta



69%

labour force
participation
rate
April 2024