



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5017 51 Street  
Camrose, Alberta**

**MLS # A2225916**



**\$839,900**

**Division:** Downtown Camrose

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,500 sq.ft.

**Zoning:** 4

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** None

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.14 Acre

**Lot Feat:** -

This exceptional retail property is ideally situated in the heart of downtown Camrose, Alberta—a vibrant community with a population of approximately 20,000 and a regional trading area of nearly 100,000. Currently operating as a fully-equipped restaurant and bar, the building is available as a turnkey solution for immediate occupancy or can be delivered vacant for redevelopment to suit a variety of uses. The property offers approximately 11,000 sq. ft. of versatile, usable space across two levels: a main floor with 14-foot ceilings and a lower level with 10-foot ceilings. It features a commercial-grade kitchen complete with an exhaust system, walk-in freezer, beverage dispensing system, fire suppression, and a stage outfitted with professional sound and lighting. Additional highlights include: two rooftop HVAC units, central air conditioning, updated electrical system with 3-phase power and 200-amp service, and modernized plumbing. This building presents a unique opportunity for investors, entrepreneurs, or organizations seeking a flexible downtown location. It is well-suited for a variety of potential uses including, but not limited to: restaurant or bar, fitness studio or martial arts gym, spa or wellness centre, professional offices (e.g. accounting, law, therapy), educational training centre, food bank, or emergency shelter and retail or multi-tenant commercial space. Offered significantly below appraised value, this property combines premium location, extensive infrastructure, and adaptable space—making it an outstanding investment opportunity in one of Alberta's key regional hubs.