



**4712 44 Street  
Camrose, Alberta**

**MLS # A2239446**

**\$434,000**



**Division:** Augustana

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,066 sq.ft.

**Zoning:** M1

<b>Heating:</b>	Combination, Overhead Heater(s), Natural Gas, Wall Furnace	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	Concrete	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.38 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Interior Lot, Level
<b>Inclusions:</b>	Spray Booth, Compressor		

This outstanding commercial property offers incredible potential on a fully fenced, level lot with a paved parking area&mdash;ideal for a variety of business operations. Whether you're in cabinetry, auto mechanics, custom bodywork, contracting, or general storage, this 3,066 sq ft building provides a flexible and functional layout to meet your needs. Upon entry, you're welcomed into a bright, spacious showroom complete with an attached office and a two-piece public washroom&mdash;perfect for receiving clients or showcasing products. The expansive shop area boasts over 1,600 sq ft of open workspace, tall ceilings, and two 14'x12' overhead doors for easy access to large vehicles and equipment. A standout feature is the 26'x14' spray booth, equipped with an in-floor drain and a nearby mixing room&mdash;ideal for automotive or cabinetry painting. An additional two-piece washroom is located in the shop area for convenience. The upper mezzanine offers practical storage, keeping your work floor clear and organized. The exterior is fully clad in durable, low-maintenance tin siding, and the entire lot (101' x 164') is securely fenced&mdash;making it excellent for both indoor and outdoor storage. With its high visibility and multi-use potential, this property is a rare opportunity for entrepreneurs looking to expand or establish their business in a well-equipped, move-in-ready space.