



**GRASSROOTS**  
REALTY GROUP

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**Unit E, 5051 50 Street  
Camrose, Alberta**

**MLS # A2240038**



**\$600 per month**

**Division:** Downtown Camrose

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 200 sq.ft.

**Zoning:** C1

**Heating:** Central, Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Brick, Concrete, Metal Frame

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.17 Acre

**Lot Feat:** -

Prime Downtown, Main Level Shared Office Space on Main Street Camrose. Main floor office available - approx. 160 sq. feet with modern professional decor that is perfect for any professional or service based business. This small office is bright with an interior window to the main hallway, new flooring and plumbing for a sink! Ideal for professional needing a private office or service provider (massage, esthetics, etc.). The buildings common area space features a large front waiting room area, a shared coffee bar area and fully accessible shared washrooms each with multiple stalls. The entire space is fully accessible and ready to go for a professional or service or type business. Current tenants in the building include Financial Planner, Spa, Therapy, Lash Esthetician, and Accounting firm. Plenty of public parking with multiple stalls out front for customers. Additional public parking is also available directly across from the building. The space is available immediately. Rent includes all utilities and common expenses. Turn-key, affordable and ready for your business with frontage right on Main Street!