



**GRASSROOTS**  
REALTY GROUP

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

**4704 49 Avenue  
Camrose, Alberta**

**MLS # A2260139**



**\$729,000**

**Division:** Downtown Camrose

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,800 sq.ft.

**Zoning:** C2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

**BUILDING WITH LONG TERM TENANTS SHOWS EXCELLENT RETURN!** This building is fully leased with 80% of the tenants being the same over the past number of years. There is ample parking for customers and owners behind the building. The location is IDEAL as it is close to main street. Existing tenants are a mix of professional, retail and service industry. Returns are excellent so this is an opportunity to own commercial property with less management required than residential property!