



GRASSROOTS
REALTY GROUP

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4965 50 Street
Camrose, Alberta

MLS # A2260768



\$499,000

Division: Downtown Camrose

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,458 sq.ft.

Zoning: 4

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.11 Acre

Sewer: -

Lot Feat: -

Inclusions: Staff kitchen at rear of store, front desk

****Building Only****This exceptional retail location offers over 4,000 square feet of versatile space, featuring fully upgraded LED lighting, exposed brick accents, and beautiful hardwood floors in a comfortable, air-conditioned environment. Situated with easy access from 50th Street, the property includes a basement with additional retail and storage space and multiple access points, perfect for storage or expanding your operations. Highlights include a stylish front desk, a modern rear kitchen with stone finishes, an upgraded bathroom on the main level, and high-quality craftsmanship throughout. The building boasts excellent street-level customer access, rear loading doors, and convenient basement entry, making it ideal for retail, showroom, or service businesses. Don't miss the opportunity to establish your presence in this prime location!