



**GRASSROOTS**  
REALTY GROUP

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**5030 50 Street  
Camrose, Alberta**

**MLS # A2261440**



**\$295,000**

**Division:** Downtown Camrose

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,880 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None - tenant improvements belong to tenant

Location, Location, Location! Main Street traffic for your business or to lease out! This building offers 1,440 sq ft on the main floor and 1,440 of space upstairs for you to lease or use as you wish! Each floor offers Air Conditioning. Currently the main floor operates as aesthetician/massage space and upper floor is professional. There is a newer kitchen area and several offices upstairs. There are 2 customer bathrooms upstairs and one downstairs. This building has seen upgrades to electrical, septic and the roof was re-tarred in 2015. The existing lease is month to month so it can be worked with to suit your needs.