



GRASSROOTS
REALTY GROUP

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**7405 48 Avenue
Camrose, Alberta**

MLS # A2264847



\$6,750,000

Division: West End

Lot Size: 7.00 Acres

Lot Feat: Creek/River/Stream/Pond, Near Golf Course, Near Public Transit, Near Schools

By Town: -

LLD: -

Zoning: C2

Water: -

Sewer: -

Utilities: -

A highly visible commercial land parcel is now available on the rapidly developing West End of Camrose. This property boasts unparalleled frontage directly beside Highway 13 (48 Avenue), the primary commercial artery bisecting the city. Its strategic location offers exceptional exposure, making it an ideal site for high-volume operations. The surrounding area is a robust, fully developed commercial hub, featuring a desirable synergy of established retail centers, major hotels, and diverse dining establishments. Invest in Camrose, a community characterized by continuous growth, supported by a diverse and expanding population base. This parcel represents a prime opportunity to secure a premier location for your future commercial venture.