



**4314 41 Street  
Camrose, Alberta**

**MLS # A2265806**

**\$1,250,000**



**Division:** Mohler Industrial

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,750 sq.ft.

**Zoning:** M1

**Heating:** Overhead Heater(s), Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** Metal Siding

**Parking:** -

**Water:** -

**Lot Size:** 0.77 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Premium Industrial Property for Sale in Camrose, Alberta. Impressive, modern, and move-in ready, this exceptional industrial property offers over 8,500 square feet of versatile space across two well-maintained buildings. The main building measures 73 by 90 feet, providing approximately 6,570 square feet of interior space with 20 foot ceilings and three 18 foot overhead doors. Designed for functionality and comfort, it includes multiple private offices, staff and board rooms, a welcoming reception area, a games room, and a bright coffee and lunch room. Built in 2013, the property showcases quality construction and thoughtful design throughout. A secondary heated storage building at the rear of the property measures 92 by 22 feet, offering an additional 2,024 square feet of usable space with four stalls which is ideal for equipment, vehicles, or inventory. The property sits on a 0.77 acre lot with ample on-site parking and easy access for both staff and clients. Located in the beautiful and vibrant City of Camrose, Alberta, this property benefits from a strong local economy and a population of approximately 20,000 residents, with a regional trading area of nearly 100,000. This outstanding property represents an excellent opportunity for investors, entrepreneurs, or organizations seeking a premium industrial space in a thriving Alberta market. The sellers are also open to leasing a smaller portion of the building, offering flexibility for potential buyers.