



GRASSROOTS
REALTY GROUP

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4702 50 Avenue
Camrose, Alberta

MLS # A2279632

\$635,000



Division: Downtown Camrose

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,500 sq.ft.

Zoning: C1

Heating: Baseboard, Boiler, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt

Utilities: Electricity Connected, Natural Gas Connected, Sewer Co

Exterior: -

Parking: -

Water: Public

Lot Size: 0.45 Acre

Sewer: Sewer

Lot Feat: Corner Lot

Inclusions: Two Stoves, Dishwasher

This building is ideally suited for a variety of uses and has potential for church organizations, farmer's market, studio, etc. This building is equipped for accessibility, including a ramp and an elevator lift. The roof was re-shingled in 2012. New hot water heater in 2021, new furnace in 2025. Main floor includes large foyer & hall, storage rooms, stage area, kitchen, prep & serving space and washrooms. The basement includes another large hall space, separate conference room, commercial kitchen, prep and serving areas, and washrooms.