



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 boiler 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.