



**5030 50 Street  
Camrose, Alberta**

**MLS # A2302231**



**\$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:** Fridge - Additional improvements belong to the tenants

Outstanding opportunity in a high-visibility Main Street storefront location with strong traffic exposure and excellent potential for an owner-operator or investor. This versatile commercial property offers 1,440 sq ft on the main floor plus 1,440 sq ft on the upper level, with separate entrances providing flexibility for multiple occupants or mixed-use opportunities. The main level is currently operating as aesthetician/massage space and includes a washroom, storage area, and adaptable retail or office layout. Upstairs is configured for professional use with several offices, a spacious meeting or boardroom area, a newer kitchenette, and two customer washrooms. The basement adds further value with full 8-foot ceilings, bathroom rough-ins, and generous storage space. Extensive improvements have been completed over time, including updated electrical, plumbing, lighting, paint, flooring, septic upgrades, and a roof that was re-tarred in 2015. Air conditioning services the building throughout, and the current month-to-month lease offers flexibility for future plans. With ample room for expansion and a layout suited to a wide range of business ideas, this property is packed with potential.