



GRASSROOTS
REALTY GROUP

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**4933 49 Street
Camrose, Alberta**

MLS # A2030401



\$135,900

Division: Downtown Camrose

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,262 sq.ft.

Zoning: C1

Heating: Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Membrane

Utilities: -

Exterior: Metal Siding , Stucco, Wood Frame

Parking: -

Water: -

Lot Size: 0.10 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime City Centre Property in Camrose – Zoned C1. This is an Excellent Opportunity, with a Central Location in the Heart of the Camrose City Centre! A great place to locate your existing business or establish your new business. Features a 3,262sq.ft commercial Building zoned C1 suitable for various/multiple business uses with Easy Customer Access. The building features easy street level access with two front entrances which also allows for additional tenants/business lines if needed. Floor plan offers reception areas, offices, client meeting rooms, 3 bathrooms, flex areas and warehousing/storage. Easy alley access for Parking! This is an Excellent Investment Opportunity or a Great Place For Your Business!