



GRASSROOTS
REALTY GROUP

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**4929 50 Street
Camrose, Alberta**

MLS # A2130508



\$468,000

Division: Downtown Camrose

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,402 sq.ft.

Zoning: C1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Flat Torch Membrane

Exterior: Concrete

Water: -

Sewer: -

Inclusions: Washing Machine, Fridge (upper floor)

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.07 Acre

Lot Feat: -

Exceptionally maintained and renovated commercial building in the heart of downtown Camrose. A rare find to have such extensive renovations with the bonus of being concrete block wall construction on a solid foundation, the definition of "good bones". In 2012 the building saw upgraded mechanical, electrical, plumbing, walls, flooring, & ceilings. There have been additional improvements to the building over the years right up to 2024 including new lighting, exit lights, smoke detection, walls, roof maintenance, exterior painting and interior leasehold improvements. There are 4 high efficiency furnaces and air conditioning, 2 for each floor. The spaces are beautifully designed both elegant and practical. The Main floor is fully leased and includes open store space, rear storage & office, partial basement with additional storage, mechanical spaces, and washroom. The second floor is fully leased with open store/dining space currently set up with children's play area, games room/office, public washroom and partial kitchen. In addition to the store space at the front, there is a separated kitchen, full bath w/washer, large multi-purpose room and an additional bright space w/ windows in the back of the building currently being used as a bedroom. This is a great opportunity to acquire a fully leased building, with positive return, in the growing City of Camrose, and local hot spot for shopping on "Main Street."