



**5014 48 Street
Camrose, Alberta**

MLS # A2136741



\$480,000

Division: Downtown Camrose

Type: Business

Bus. Type: Other

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,328 sq.ft.

Zoning: R-C2

Heating: Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt Shingle

Utilities: Cable, Electricity Connected

Exterior: -

Parking: -

Water: Public

Lot Size: 0.05 Acre

Sewer: Sewer

Lot Feat: Back Lane, Level, Near Public Transit, Near Shopping Ce

Inclusions: All inventory in the Store (Business included in the sale) Both buildings and business is included in the sale price. Everything is as is where is and will not be removed

Looking for a Great Turn Key Business! The Camrose Upholstery Business has been in operation for over 22 Years! Both the Business and Building are for sale together! This Amazing Property and location may be what you have been searching for? Or perhaps a change in careers? Start your Business on the one side and rent out the other side. There are so many endless possibilities. With Bathrooms on both sides of the properties. Plenty of Space. One side even boasts a huge 'man' door so if you decide Renting it out is what you would like to do; the future tenant will have endless options. The furnace on the south property is only approx. 2 years old. Original furnace on the north property. The Camrose Upholstery Business is leaving everything and is ready for the future owner; perhaps you are looking at becoming a future clothing designer, this could also work for you? The other side is currently Rented out Month to Month; therefore, you will have income coming in on your future investment Property. The Tenant is Very Happy to be in the other side and is a very important business to Camrose! Camrose is such a beautiful City with only approximately a one hour drive from Edmonton, Alberta and approximately 45 minute drive from Edmonton International Airport. With over 30 km of hiking/biking trails. Kayak right in the middle of downtown Camrose Mirror Lake. Go Golfing in our Camrose Golf Course or Relax at our many wonderful Coffee Shops or if a Sip of Wine is your Fancy; check out one of our many Wine Stops around Camrose and Community Stops. Welcome Home.